

PL/08/19

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 25th November 2019 at 7.02pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present:

Cllr. M. Cole	Town Mayor
Cllr. J. Harvey	
Cllr. P. Hirons	(Vice Chairman)
Cllr. D. Isham	
Cllr. A. Mahi	
Cllr. Mrs. L. O'Donoghue	(Chair)
Cllr. A. Ralph	
Cllr. R. Stuchbury	(from minute 572/19)
Cllr. M. Try	

Also present: Mrs. C. Cummings (Co-opted member)

Mr. Philip Dales (Invited guest)

Ms. Clare Merritt (Invited guest)

For the Town Clerk: Mrs. K. McElligott (Planning Officer)

Mr P. Hodson (Town Clerk)

Mrs L. Stubbs (Communications Clerk)

PUBLIC SESSION

VALE OF AYLESBURY PLAN (VALP)

Representatives of Maids Moreton Parish Council (MMPC) and Foscoote Parish Meeting (FPM) spoke to the committee about concerns regarding VALP site MMO006 in particular.

The representative from FPM explained that the focus of the two parishes is on the flawed process leading to the decisions around sites in their area.

The representative from MMPC spoke about VALP failing to assess access and transport links properly; for example BU043, the final stage of the Moreton Road Development is deemed suitable without mention of access and transport. MMPC and FPM recognised that the Town Council shared concerns about VALP and sought support in making a joint objection with neighbouring parishes.

Members thanked the representatives for attending and asked for a copy of the summary of objections to be circulated to them. This was **AGREED**.

ACTION: COMMUNICATIONS CLERK

ALLOCATION OF S106 FUNDS

A member of the public came to speak about the decision of Aylesbury Vale District Council (AVDC) to award £60,000 of s106 funds to the Swan Pool and Leisure Centre for the installation of a soft play facility. They spoke about volunteering at free and low cost activities for children and how this was a clear need for lower income families in the town, particularly non-driving families. There are already many activities available for families who could afford to pay. Therefore they were shocked at the use of public funds to support a private business that charges £4 per hour per child. They had therefore submitted a Freedom of Information Request to AVDC, attached as **APPENDIX A**.

A local business owner also attended the meeting and spoke about the quality of the business plan submitted by Everyone Active. It was their opinion that it was wrong to spend money on a private business which alternatively could be invested in a pedestrian crossing outside of Grenville School, for safety reasons, or a BMX track.

558/19 Apologies for absence

Apologies were received and accepted from Cllr. Stuchbury.

559/19 Declarations of interest

There were no declarations of interest.

560/19 Minutes

The minutes of the Planning Committee Meetings held on October 7th 2019 and on October 28th 2019 which were received by Full Council on 18th November 2019 were received and accepted. There were no matters arising.

561/19 Invited Guests – AVDC Enforcement Department

Mr Dales and Ms Merritt came to present information about how the AVDC Planning Enforcement department assesses cases. After Unitarisation some systems may change, as the four enforcement teams across the county will merge into one system. A handout was provided and is attached.

APPENDIX B

Mr Dales and Ms Merritt were asked the following questions by members, and their responses are marked in italics.

How often does the Council prosecute for non-compliance? How long does it take before a negotiation is deemed to have failed?

Enforcement notices are viewed by Enforcement as a last resort, after attempted negotiations. Notices can take 13 months to be validated by the planning inspectorate. Targets are set in writing and if they were not adhered to this was more likely to lead to action.

Is the cost to applicants of retrospective planning applications the same as a speculative application?

The costs are the same but if an enforcement notice is served the fee could be doubled.

What are the priorities for planning enforcement? How many high priority cases do you deal with each year? Are conservation areas a high priority?

It depends on how urgent and the scale of the threat is - for example protected trees are high priority. We deal with about 60 high priority cases a year. It depends on the case as to whether the conservation area is a factor for priority. Applications from individual householders are generally lower priority.

How is it enforced that the s106 money for large developments is spent correctly?

It would be enforced by the court, prosecution would be led by the Council who would receive the funds, e.g. County for Highways.

Why don't we receive enforcement reports anymore? It was useful to know which cases are closed.

This is to do with our computer system and Unitarisation, however we could produce enforcement updates every two months on the reports that the Town Council has made.

Members **AGREED** to receive these reports

562/19 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

Members **AGREED** "To discuss and agree to delegate responsibility to the Town Clerk, in consultation with the Chairman of Planning and the Mayor, to formulate additional responses to the VALP consultation in collaboration with neighbouring parishes."

Proposed by Cllr. Cole, seconded by Cllr. Isham and unanimously **AGREED** that the Council support Maids Moreton Parish Council and Foscombe Parish Meeting at the NBPPC on Wednesday 27th November 2019, in terms of making a joint objection.

Following questions from Members the Town Planning Officer explained that the unmet need for housing described in VALP is not from the South of the County or from Silverstone but from Milton Keynes as an employment zone and neighbouring counties. Housing developments removed from the Buckingham and Winslow area have been added to Shenley Park. Questions were also raised about the number of school places for Grammar students from Shenley Park and about the T4 transport strategy. Town Plan Officer to investigate further.

ACTION: TOWN CLERK, TOWN PLAN OFFICER, CLLR COLE

563/19 Action Reports

Members noted the action report.

564/19 Planning Applications

For Member's information the next scheduled Development Management Committee meetings are Friday 29th November and Thursday 19th December 2019, with SDMC meetings on Wednesday 27th November and 18th December 2019.

To consider planning applications received from AVDC and other applications

[19/03591/APP](#)

39 Deerfield Close
Erection of garage

NO OBJECTIONS

[19/03802/APP](#)

12 Mary Macmanus Drive

NO OBJECTIONS (see comment)

Change front garden to parking area with reprofiled path and dropped kerb
Members asked that a permeable surface be stipulated for the parking area

19/03849/APP

DEFERRED PENDING FURTHER INFORMATION

Esso Petrol Filling Station, Buckingham bypass

Single storey side and rear extension (part retrospective)

Members would like further information on parking provision (including accommodation for commercial drivers taking a statutory break); lighting levels (parking and signage) as the site is adjacent to the bypass; opening hours, if different to the petrol station; a response from Environmental Health, as there was no detail of the bakery area – were staff expected to use the toilet facilities in the public area?

They would also like reassurance that the toilet is fully accessible for disabled customers; and the incorporation of grey water reuse and solar panels

19/03850/APP

NO OBJECTIONS

4 Glynswood Road

Single storey rear extension and balcony

Members' response was agreed before the application had been advertised in the neighbourhood. If, after the statutory notices have been posted, neighbours make comment and possibly raise valid planning reasons not obvious to Members viewing from the public domain, they reserve the right to amend their response.

Members noted there was no detail on how the drainage of the flat roof & balcony was to be effected.

19/03907/APP

OPPOSE & ATTEND

1 Wittmills Oak

Proposed single storey front extension

Members noted this was a very large extension on a bungalow in a prominent position at the entrance to Wittmills Oak, a road of identical bungalows very little altered, and opposed on the grounds of overdevelopment and detriment to the street scene.

19/03942/APP

NO OBJECTIONS

29 Hilltop Avenue

Part single storey front and single storey rear extensions, rendering and associated internal and external works

19/03973/APP

NO OBJECTIONS (with comment)

23 Hilltop Avenue

Two storey side extension, single storey rear extension, external decking area and associated internal alterations

Given the proximity to the Protected trees in Holloway Spinney, Members asked that particular attention be paid to the Root Protection Areas and future canopy spread of these trees, particularly reference the new decking and steps.

19/03981/APP

NO OBJECTIONS

Ring Road Garage, Gawcott Road

Variation of cond. 2 on application 18/03101/APP – to allow minor amendments to the design of the bungalow. Drawings number 213-1B and 213-3F to be substituted for the approved drawings number 213-1 and 213-3C

19/04027/APP

NO OBJECTIONS (with comment)

56 Hare Close

Single storey rear extension and garden alterations

Given the greatly increased area laid to patio, Members asked that it be of permeable construction.

19/04046/APP

OPPOSE & ATTEND

11 Brackley Road

Change of use of ancillary garden building to office for book keeping business (retrospective)

Members had no objections to the change of use per se. However concern was expressed about the lack of parking on an already difficult A road opposite the cemetery; and the number of staff/clients who might be expected to need parking on any given day. Even the agreed parking space at the Mole Country Stores could be subject to the owner's future expansion plans. There was no evidence of toilet provision for the employees, or – if adaptation was made to allow access to the garden building for a disabled person – whether appropriate accessible toilet provision was available in the main house. 'Working from home' is normally taken to apply to residents of the home, not 7 employees.

The following two applications were considered together:

19/04047/AAD & 19/04049/ALB

NO OBJECTIONS

[Punch Pub Company Ltd.] White Hart Hotel, 2 Market Square, MK18 1NL

Installation of replacement illuminated and non-illuminated signs and repainting of the exterior

19/04075/APP

NO OBJECTIONS

Bourton Meadow School, Burleigh Piece

Proposed replacement of temporary classroom

In addition to the installation of insulation to the new building, Members would like to see the incorporation of grey water reuse and solar panels.

AMENDED/ADDITIONAL PLANS

19/02900/APP

NO OBJECTIONS [change from OPPOSE & ATTEND]

18 March Edge

First floor part two storey side extension

Amendments:

- a) The extension roof ridge has been dropped and the part of the extension in front of and over the existing single storey side rooms has been taken back behind the original building line (rather less than half a metre in each case) making it subsidiary per AVDC guidelines;*
- b) Applicant's deeds to prove ownership of two parking places;*
- c) Arboriculturalist's report on the willow and other nearby trees (requested by AVDC Tree Officer)*
- d) Flood Risk Assessment*

Members agreed that the amendments met all their concerns and agreed to withdraw their objections.

19/03056/COUAFN

OPPOSE

1 Candleford Court, MK18 1GA

Determination as to whether prior approval is required in respect of transport & highway impact, contamination risk, flooding and locational considerations for the conversion of the ground floor from Retail (Class A1) to one dwelling (Class 3) including external alterations

Members opposed the Change of Use from retail and therefore made no comment on the above impact and risks, reserving comment on the actual proposal expected if the LPA be minded to accept this notification.

19/03421/APP

OPPOSE & ATTEND (no change)

18 Edging Lane

Rear dormer and rear rooflight and 3No rooflights to front

[changed from Rear dormer and 3No rooflights to front]

Amendments: Rear dormer reduced in width to 3m, and skylight substituted for lost window to stairs; tiles on dormer side walls dark grey not white UPVC.

Members maintained that a box dormer in such a visible position was contrary to the design and style of the surrounding houses.

Not for consultation:

19/03832/ATP

NO OBJECTIONS

1 Page Hill Avenue MK18 1TP (In Maids Moreton Avenue to side of no. 1

Page Hill Avenue).

Request to remove basal growth and crown lift 2 Tilia's no. 61492 and 61496 2m above fence height. Clear fell Hawthorn Photo d (above 75mm girth). Tilia 123773, Photo b, clear felled several years ago but starting to regrow, remove growth and poison stump. Also as marked on map A-B remove all scrub 1.5m away from fence for maintenance, mainly self set hawthorn.

19/03877/ATC

NO OBJECTIONS

Avenue House, Stowe Avenue

40% reduction to two Acer campestre. The reason for the reduction is to contain the shape so that it is in keeping with the size of the garden and the trees don't start to dominate the space. Percentage amount is due to the response and regrowth of the species.

Following an email consultation, the majority response has been registered.

19/03975/ATC

NO OBJECTIONS

C oopers Wharf, Ford Street

T1 - Remove small Alder as growing through a hedge.

T2 - Pollard Willow to main union.

T3 - Reduce Sycamore by 2-3m.

T4 -Pollard Willow to main union.

T5 - Reduce Ash tree by 2-3m.

T6 - Reduce Ash tree by 2-3m.

T7 - Reduce Elder by 2-3m.

T8 - Reduce Ash tree by 2-3m

All trees are small and being maintained so as to not interfere with the waterway.

Following an email consultation, the majority response has been registered.

19/04034/ATP

OPPOSE

4 Pine Close, Maids Moreton

T1 Horse Chestnut Height - 12m Crown Spread - 8m Work required: Partial 2m reduction to north facing crown facing house Reason: Allow 3.5m of clear space between the building and the tree. Grey squirrels have been causing issues at the property and are able to jump the short distance from tree to house. 3.5m will allow enough clearance to stop them jumping and elevating the problems they have caused to the house.

Members felt that the health of the tree was of primary concern, and were concerned that the work would unbalance the tree and leave it vulnerable to canker.

565/19 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 .
19/02225/APP Royal Latin Sch. 500m x 2.43m high fence and gates	No objections*	
19/02284/APP Bourton Meadow Sch. Demol, canopy & erect front s/st.extn.	No objections	
19/02544/APP [Summerhouse Hill] Additional car parking space	No objections	
19/02741/APP 26 Shetland Loft conversion with rear dormer	Oppose	
19/03161/APP 32 Bradfield Avenue 2-st side & rear extension	No objections**	
19/03195/APP 38 Bourton Road 2-st side/rear & s/st front extensions	No objections	
19/03223/APP 5 Swallow Close S/st side/rear extn, and garage conv	No objections	
19/03261/APP 8 Cornwall Centre Ch/use retail to sui generis (dog grooming)	No objections	
19/03342/APP 2 Mallard Drive First floor front extension	No objections	
19/03378/APP Lauriston, Avenue Rd. Single storey side extension	No objections	
19/03622/APP 23 Willow Drive Single storey side extension	No objections	
*Changed from Oppose & Attend 7/10/19		
**Changed from Oppose 7/10/19		

Withdrawn

18/02976/AAD Tesco (McDonalds) Various signage and banner units Oppose & Attend
Superseded by amended plans for 18/02972/AAD and 18/04235/AAD reviewed last meeting

Planning Inspectorate

Application 18/02932/ALB 30 High Street, MK18 1NU; appeal against refusal of permission to replace two damaged/inoperative rear bedroom windows on a Grade II Listed Building.

Inspector has dismissed the appeal on the grounds that the loss of the early 19th century windows would erode the special architectural interest of the carpentry, so failing to preserve it.

Application 18/03597/APP 9 Portfield Way, MK18 1BB

An appeal has been lodged against refusal of this application.

Members_ original response (29th October 2018) was Oppose & Attend: *Members felt that the new application did not adequately address the reasons for refusal of the previous application (18/00847/APP) and opposed on the grounds of overdevelopment and detrimental effect on the uniformity of the street scene.*

Amended to No Objections on receipt of satisfactory amended plans on 13th May 2019.

This is a Fast Track appeal, and therefore there is no opportunity for further comment, but Members may withdraw their comment if they wish, before 16th December 2019. In any case, there are no documents on the website at date of publication of the agenda.

566/19 Development Management Committee

It was noted that the 29th November Development Management meeting will be reported on by Cllr. Harvey at the next Planning meeting.

567/19 Enforcement

Members who attended a recent course on Planning Enforcement in Milton Keynes reported back on the experience, it was notable that the speakers were preparing for CIL [Community Infrastructure Levy]. Overall Cllr. Ralph felt that the Planning Committee has a good understanding of the situation and were lucky to have the Planning Officer's guidance on technical information, in order to influence local planning effectively.

Members discussed opportunities to change the nationally set planning application fees to charge retrospective applications more and discourage the practice, enabling neighbours to have more say.

568/19 (464/19) Rights of Way consultation (postponed from 28/10/19)

The Railway Walk was noted as the outstanding right of way issue in the area, with three to five years to wait for a decision.

C. Cummings reported that she intended to complete the consultation with regard to bridleways, which don't match up and can be dangerous in the area. Key issues with the bridleways are fast moving traffic, barriers that are too narrow for horses and road crossings. Following a suggestion from Cllr. Try it was noted that bridleways are also often more accessible for wheelchairs and that an aim to create a circular bridleway walk around the town could be positive. Members **AGREED** to investigate this.

ACTION: PLANNING COMMITTEE

569/19 Mary MacManus Drive – Parking restriction consultation

Members discussed the proposed introduction of parking permits to Mary McManus Drive. Cllr. Harvey felt that parking permits were a money earner than inconvenienced residents, and that 1 hour exclusion zones were more effective to deter all day parking. Cllr. O'Donoghue felt that those parking inconsiderately were less likely to be clamped than residents and their visitors.

Cllr. Try felt that more disabled bays would be a suitable option, as the permits would take spaces from the general public and make the area residents only.

Cllr. Hirons felt that the impact of expansion on the outskirts of the town was restricted parking in the centre and that the permits would be beneficial for the residents and should be allowed.

Members questioned whether residents of Mary MacManus have been consulted and **AGREED** that an extension to response period should be requested so that the Planning Officer could confirm this.

ACTION: PLANNING OFFICER

Cllr. Harvey proposed and Cllr. O'Donoghue seconded that the Council oppose the parking restriction plan.

A recorded vote was taken and the results were:

In favour:

Cllrs. Cole, Isham, Harvey, O'Donoghue, Ralph, Try

Against: Cllr. Hirons

Abstentions: 0

Motion carried

ACTION: PLANNING OFFICER

570/19 AVDC Design Awards

Planning Minutes (date) DRAFT SUBJECT TO RATIFICATION

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PUBLIC SECTOR EQUALITY DUTY 2010/CRIME AND DISORDER ACT, 1988: the decisions made during the course of the meeting were duly considered and it was decided that there were no resulting direct or indirect implications in respect of crime and disorder, or equalities considerations, other than those stated in the minutes.

Initial.....

The inclusion of the Vinson Building was noted. The need for a local small project housing award was discussed. Mrs Cumming confirmed that The Buckingham Society give awards for housing design annually.

571/19 Answers to Cllr. Stuchbury's written questions

Members received and noted the answers to written questions.

572/19 Matters to report

Cllr. Ralph informed Members of a new wall being built at 33 Bourton Road; construction had stopped after it had been reported to AVDC. The wall appeared to be curtilage creep and could cause lack of vision to those coming out of Mallard Drive.

Cllr. Stuchbury arrived at 9.38pm

Mrs Cumming noted work going on around Moreton Road/Summerhouse Hill area, and will pass on the details to Planning Officer to confirm if they have planning permission.

Cllr Stuchbury stated that AVDC would be visiting the St Rumbolds' site on Tuesday to check on the Gawcott Road gas main as well as the mud on Tingewick Road. Cllr Stuchbury stated that he was continuing to follow up the environmental and terms and conditions cases with regard to Coffee #1.

573/19 Chair's items for information

None

574/19 Date of the next meeting:

Monday 16th December 2019 following the Interim Council meeting.

Meeting closed at 9.43pm.

Chair..... Date.....

APPENDIX A – FREEDOM OF INFORMATION REQUEST FOR AVDC FROM BUCKINGHAM RESIDENT

“All information requested relates to the S106 associated with 09/01035/AOP

(1)
What is the exact and complete wording of the s106 associated with London road, Buckingham development 09/01035/AOP

(2)
Aylesbury Vale SPG 5.2 states 'The level of sport and leisure facility provision will be directly related in scale and kind to the need generated by the proposed development (in this case, London road) and local circumstances which may include making up local deficiencies '

(a) In terms of ' local deficiencies' did AVDC ask whether the existing soft play provision for under 8s situated 5 minutes walk from Swan pool, was at full capacity prior to authorising funds?

(b) Since Buckingham Town Council had previously identified sport and leisure facilities for children required in Buckingham can AVDC explain why they chose to spend this S106 money in Buckingham on a duplicate facility of an existing local business rather than putting the funds towards the projects requested by the local Buckingham Town Council?

(3)
AV District Local Plan 2.2 includes two key aims

(a) To achieve safe, active, healthy communities and provide accessible services.

Can AVDC explain why they chose to use S106 monies to support a large commercial business which will charge £4 per hour to children rather than support provision of free outside leisure activity accessible to all?

(b) Provision of leisure facilities which will encourage new business to relocate to AV and to make the area attractive to their employees. When existing small businesses realise that AVDC may choose to fund larger businesses to directly compete with them does AVDC think that this will entice small businesses to start up?

(4)
Everyone Active - Business Case

Can AVDC provide the details of the consultation process and documents which EA state show there is a demand from parents who currently use the play area for this facility specifying the £4 per hour charge?

Can AVDC show that EA consulted outside of existing users of their facility?

Can AVDC explain how EA developed their estimate of 6000 admissions per annum?

(5)

AVDC Guidance for Parish and Town Councils states that 'Once AVDC is in receipt of s106 monies it will notify the Town Clerk and ask for confirmation if a suitable project has been identified' This implies that the Town Councils views are of import in the decision making. Can AVDC explain why they chose to ignore Buckingham T.C unanimous decision to not support the Swan pool project, and proceeded to go ahead anyway?

(6)

Can AVDC provide evidence that their Technical Guidance requirements will be followed by Everyone Active on this project.”



Planning Enforcement: a Brief Synopsis

Planning Enforcement

- Seeks to maintain public confidence in the planning system.
- Addresses harmful breaches of planning control.
- Taking of enforcement action is at the discretion of the Council
- Not an offence to carry out works or a change of use without planning permission.
- Seeks to remedy planning harm rather than to punish

What is a planning breach

It is a breach to carryout without any necessary consent

- Building works & changes of use
- Works to protected trees*
- Works to listed buildings*
- Demolition in a conservation area*
- External advertisements*
- Works to countryside hedgerows*

The following are also breaches

- Non compliance with conditions attached to a consent
- Departures from approved details
- Untidy land or buildings

* these breaches are criminal offences and may be handled differently.

You can see for yourself if consent has been granted and view the approved details and any conditions by visiting our web site.

What is not a Planning breach

- Disputes about land ownership
- The position of property boundaries
- Disputes over private rights of way
- Breaches of restrictive covenants on property deeds

These are private matters between the parties involved. If they cannot be resolved through agreement you should seek independent advice from the Citizens Advice Bureau (CAB) or a solicitor.

How to raise a concern

Use the reporting form on our web site

- What and where is the alleged breach?
- When did it take place or start?
- Who is carrying out the work?
- How does it affect you?
- What action would you like us to take?
- Do you have any supporting documents or photographs?

Our priorities

We investigate all complaints as quickly as possible but it is important that we deal urgently with serious breaches. We prioritise complaints as follows:

- High** Development which would cause irreparable harm or where serious harm could be pre-empted – i.e. works to trees, listed buildings.
- Medium** Development which would cause serious harm or where further works could be pre-empted. – i.e. building works in progress, activities causing serious harm
- Low** All other developments. i.e. developments already completed,

Mainly reactive, but some targeted proactive work, section 106 agreements separately monitored

What do we do first?

We carry out an initial investigation to collect all the relevant facts to establish whether a breach of planning control has occurred, and if so, the nature and degree of harm caused.

- Research of the planning history of the site.
- Identification of any special designations or constraints e.g. Listed buildings.
- Where applicable the search of other Council or publicly held information.
- Speaking to the person responsible for the suspected breach or sending them a pro forma to complete.
- Liaising with other Council Services, for example in relation to information that they may hold, the effect of the breach or on the action they could take.

We will only visit a site when the information required cannot otherwise be collected or when it is needed in order to reach a planning judgement.

After the initial investigation we may also need to carry out further enquiries e.g. take legal advice, before a conclusion can be reached.

Once an enquiry has been investigated and we have collected all the relevant information we will decide on the course of action to be taken, taking into account relevant legislation, national guidance as well as local planning policies and guidance.

In approximately a half of the cases we investigate there is no breach of control, commonly because the development is covered by a general permission granted by parliament.

What happens if there is a breach?

Key test Essentially, if an application had been made would it have been refused, or only granted subject to conditions?

- **Close case** – not expedient to pursue if no harm caused, we will not take formal action solely to remedy the absence of a permission.
- **Invite application** – prospect of permission only being granted subject to conditions – formal action if not received or refused..
- **Request removal/cessation** – no prospect of permission being granted – formal action if not carried out
- **Or, Negotiation** can we negotiate a resolution by addressing or remedying the harmful aspects of the breach? Can be quicker and less resource intensive than formal action.
- **Authorise formal action** – if demonstrable serious harm.

Formal Action

- **Temporary stop notices** - take immediate effect, lasts for 28 days whilst further action considered
- **Enforcement notices** - state reasons for taking action, steps & time period, runs with the land, right of appeal. Failure to comply is a criminal offence, also option of direct action or an injunction.
- **Stop notices** - accompany an enforcement notice and immediately prohibits specified activities.
- **Breach of condition notices** – served on named persons failure to comply is an offence
- **Pre-emptive Injunction** – to prevent seriously harmful unauthorised development taking place, need reasonable evidence rather than mere suspicion.
- **Prosecutions** – for unauthorised advertisements, works to trees, hedgerows and listed buildings.
- **Planning Contravention Notice** – requires the developer to submit information about a breach

How long will it take?

- The time taken to resolve a breach will vary depending on the nature of the development and the action required. In order to control the time taken, we set and monitor targets for action in our dealings with developers and other parties.
- In most cases we should be able to determine within 5 weeks whether there is a breach. However, where a breach has occurred it may take many months to resolve should an application be submitted or if enforcement action is taken, particularly if an appeal is lodged

How we keep complainants informed ?

We will write to update complainants at the following key stages:

- Receipt of your complaint will be acknowledged with the name, email address and telephone number of the case officer.
- On completion of the initial investigation to advise of the conclusion reached, the reason and/or the action to be taken.
- On receipt of an application
- The authorisation and issue of enforcement action
- The closure of the investigation with the reason

You may also e-mail the case officer for an update, but it is recommended that you wait until the period set for the initial investigation has expired.

What can you do for us

- Read the Planning Enforcement Plan on our web site.
- In reporting suspected breaches of planning control use the form on our web site
- Direct communications to planningenforcement@aylesburyvaledc.gov.uk
- Have a single point of contact
- Source of local information/history.
- Keep us up to date with any changes.
- Conduit for complainants who do not feel able to report a concern directly to us.
- Expressing weight of local feeling or concern

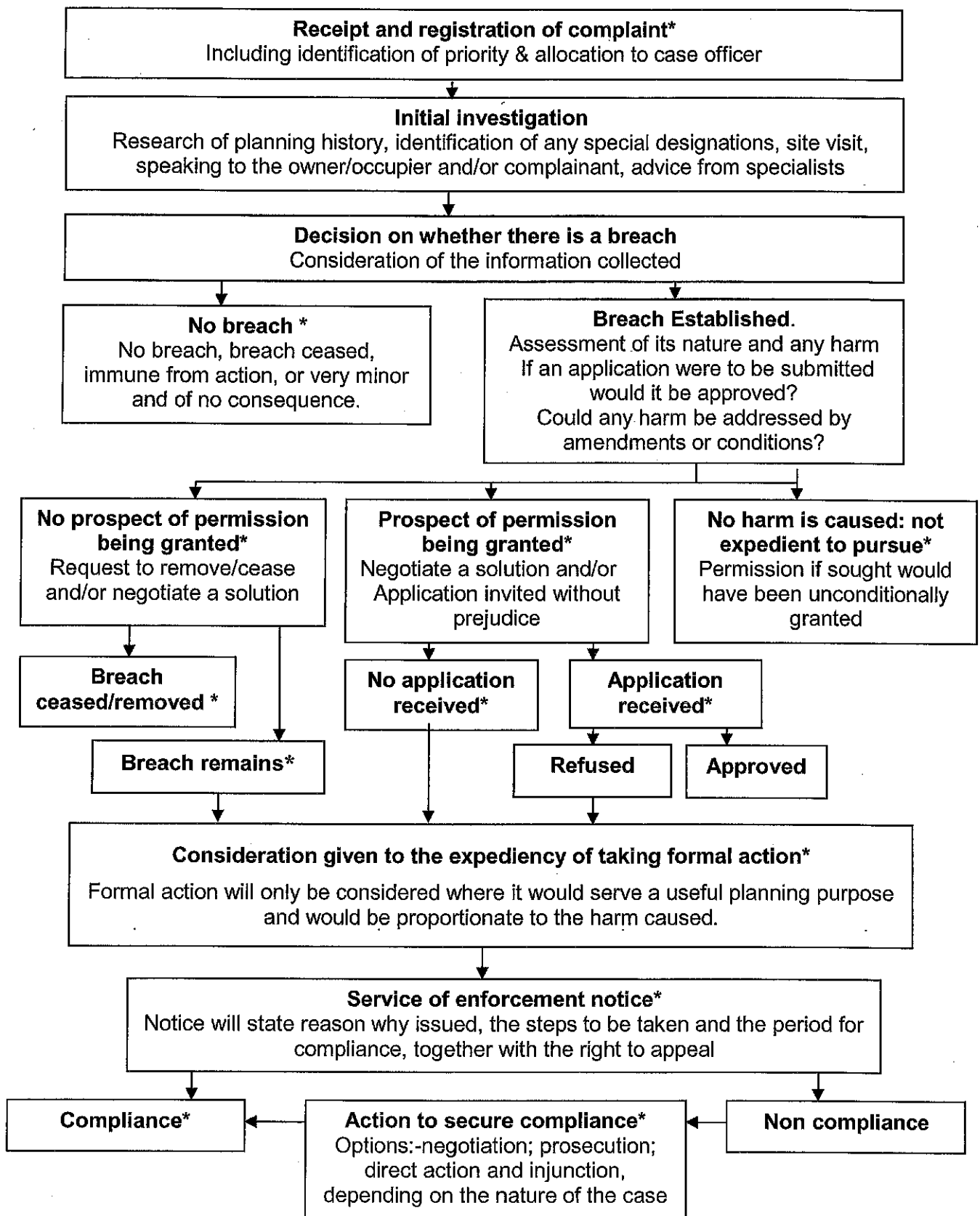
How can you find out more?

The Council's Enforcement Plan, together with other planning related information can be viewed on the Council's web site www.aylesburyvaledc.gov.uk

You can also carry out a property search to find for yourself; the planning history of a site, whether it is a listed building, in a conservation area and if any trees are protected by a tree preservation order by the following link <http://www.aylesburyvaledc.gov.uk/quick-map-search>

What happens to an enforcement complaint?

A simplified explanation of the steps involved with investigating a suspected breach



In the majority of cases we should be able to determine within 5 weeks whether a breach of planning control has occurred. Where a breach has occurred the time taken to reach a final resolution is dependant on the circumstances of the case and the particular course of action followed. * letter/e-mail to complainant