



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr. P. Hodson

Wednesday, 09 September 2020

PLANNING
COMMITTEE

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 14th September 2020 following the Interim Council meeting** online via Zoom, Meeting ID 871 2899 7691.

Residents are very welcome to ask questions or speak to Councillors at the start of the meeting in the usual way. Please email committeeclerk@buckingham-tc.gov.uk or call 01280 816426 for the password to take part.

The meeting can be watched live on the Town Council's YouTube channel here:
<https://www.youtube.com/channel/UC89BUTwVpjAOEIdSlfcZC9Q/>

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 the minutes of the Planning Committee Meeting held on Monday 17th August 2020 to be put before the Full Council meeting to be held on Monday 5th October 2020.

[Copy previously circulated](#)

Buckingham



Twinned with Mouvaux, France; Neukirchen Vluyn, Germany

Members are reminded when making decisions that the Public Sector Equality Duty 2010 requires Members to have due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Act, advance equality of opportunity between people who share a characteristic and those who don't, and to foster good relations between people who share a characteristic and those who don't.

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.

4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

To receive any update.

5. Action Reports

5.1 To receive action reports as per the attached list. [Appendix A](#)

5.2 (242.7) To receive for information Buckinghamshire's guidance on Trees and the Planning Process [Appendix B](#)

6. Planning Applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 30th September and 28th October at 2.30pm. Strategic Sites Committee meetings are the following day at 2pm.

Additional notes provided by the Clerk

[Appendix C](#)

To consider a response to planning applications received from Buckinghamshire Council and whether to request a call-in

1. [20/02511/APP](#) Garage Site, Pightle Crescent [MK18 1LF] , Western Avenue
Demolition of the existing 20 garages and the erection of 8 x two-storey apartments of the following configuration: 4 x one-bed apartments, 2 x two-bed apartments, 2 x three-bed apartments. Each apartment would have undercroft parking giving a total of 14 spaces, including 2 visitor parking bays. 5 separate spaces would also be provided just to the east of the dwellings. The existing 12 spaces would be retained at Pightle Crescent, which makes 31 parking spaces in total for the development. A secure communal bin storage area is also proposed, sized for the proposed development from discussions with the Council's Waste Services Coordinator.
Monro [VAHT]

Members are advised that the following application may fall within the parameters of the new Use Classes. Mrs Kitchen has replied to my query about whether it applied to all undecided applications, or just those validated after 1st September as follows:

We would need to take this [*the change to PDR and Use Classes*] into account on any pending application, unless the application is subsequently withdrawn by the applicant. 20/02589/APP is a change of use only and may be affected (we would need to check the eyesight testing is a Class E use).

2. [20/02589/APP](#) 4 Hillcrest Rise, MK18 1SL
Partial change of use from Class B1 to B1, manufacturing of optical lenses, and Class D1, eyesight testing
Optical 2 Glazing Services Ltd.
3. [20/02690/APP](#) 4 Foscott Way, MK18 1TT
Single storey rear extension
Ata
4. [20/02752/APP](#) 12 – 13 Market Hill, MK18 1JX
Alterations to the ground floor retail unit and change of use of the upper storeys to 9 flats
Terkelsen
5. [20/02798/APP](#) 70 Moreton Road, MK18 1PE
Proposed garage wall and roof alterations

6. [20/02904/APP](#) 2 Edge Hill Court, MK18 1TR
Two storey and single storey side extensions
Clark and Brocksmith
7. [20/02981/APP](#) 100 Pillow Way, MK18 7RQ
Single storey rear extension
Green

Members are also advised that on 7/9/20 a consultation request was received for 18/01098/APP - 23, 23A, 23B Moreton Road, conversion of 3 houses into 6 flats; however the only items added to the website since our July response to Additional Information were duplicates of that response, Waste & Recycling's request for more information and two copies of the Tracking diagram from the 2013 Saleroom application – not updated with the three houses – all the originals of which were posted to the website before the July meeting. Further information was requested. The four documents have since been removed, leaving no new documents since 10th July.

Not for consultation

8. [20/02626/ACL](#) 11 Linen Lane, MK18 7RX
Application for a Certificate of Lawfulness for a proposed Loft Conversion
Adilewa

This site may have PDR removed – see Clerk's report

7. Planning Decisions

To receive for information details of planning decisions made by Buckinghamshire Council.

Approve

		BTC response
20/00780/APP 6 Villiers Close	Single storey rear extension	No objections
20/01018/APP 7 Krohn Close	S/st side & 2-st rear extensions	Oppose
20/01505/APP 1A Highlands Rd.	S/st rear extension & front porch	No objections
20/01532/APP Royal Latin School	Two storey sports building	No objections
20/01910/APP 2 Chandos Close	Rebuild extension	No objections
20/02003/APP 9 Fleet Close	Single storey rear extension	No objections
20/02258/APP 3 Burleigh Piece	S/st side & 2-st rear ext'ns & garage conversion	

Not Consulted on:

Approved

20/02216/ACL 64 Bourton Road	Single storey rear extension	No objections
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8. Buckinghamshire Council Members

8.1 To receive news of Buckinghamshire Council new documents and other information from Council Members present

8.1.1 Guide to changes to the Use Classes Order in England

[Appendix D](#)

8.1.2 Briefing note on the changes to Use Classes

[Appendix E](#)

8.2 To discuss applications to be called-in, as decided above, and which Buckinghamshire Councillor wishes to volunteer for this

8.3 An updated list of undecided **OPPOSE & ATTEND** applications and call-ins, is attached for information

[Appendix F](#)

9. Consultations

9.1 Last month the government issued three new planning consultations; NALC have asked for our comments by the indicated dates so they can formulate their own response (the respective dates for a direct response to the Government site are

9.1.1 [Changes to the Current Planning System](#) (respond by 17 September)

Question summary sheet 1

[Appendix G](#)

9.1.2 [White Paper: Planning for the Future](#) (respond by 15 October)

Question summary sheet 2

[Appendix H](#)

9.1.3 [Transparency and Competition: A call for evidence on data on land control](#)
(respond by 16 October)

Question summary sheet 3

[Appendix I](#)

Summary sheets of the questions within the documents are attached, see above

9.2 To receive details and meeting notes of a Buckinghamshire Council Freight Group meeting called on Tuesday 1st September 2020 to consider suggestions for removing HGV traffic from the town centre; to discuss and make comment on the conclusions arrived at. (Notes have been appended to relevant slides).

[Appendix J](#)

10. Community Board

To receive and discuss a report from the Town Clerk ref. Community Board infrastructure funding.

[PL/43/20](#)

11. Buckinghamshire Council Committee meetings

11.1 N.Bucks Area Planning Committee (2nd September 2020) *Cancelled*

11.2 Strategic Sites Committee (3rd September 2020) *No Buckingham applications*

12. Enforcement

To report any new breaches

13. Matters to report

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

14. Chairman's items for information

15. **Date of the next meeting:** Monday 12th October 2020 at 7pm.

To Planning Committee:

Cllr. M. Cole JP (Vice Chairman)

Cllr. G. Collins (Town Mayor)

Cllr. J. Harvey

Cllr. P. Hirons

Cllr. A. Mahi

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

Cllr. A. Ralph

Cllr. R. Stuchbury

Cllr. M. Try

Mrs. C. Cumming (co-opted member)

Min. 300/20	5 via Parish Channel 2 trees via Comments (1 Tree decided before meeting)	Min.	News release Climate Emergency Action plan (delayed until all Committees have reviewed)	Date of appearance
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Subject	Minute	Form	Rating √ = done	Response received
Buckinghamshire Council				
Enforcement of use classes	929.1/19	Write as minuted	√	
Neighbour comments	41/20	Write as minuted	√	
Call-in system	69/20	Town Clerk to forward WW response to MP		
Policy on Neighbourhood Plans	70/20	Cllrs. Cole & Stuchbury to formulate Written Question	√	
Housing need survey	240.2/20	Town Clerk to enquire if basis will be changed to reflect post-Covid circumstances		
TPO trees	242.7/20 300.6/20	Ask about policy on Protected trees esp. wrt insurance claims Request decision be revoked	√ √	See Agenda 5.2 for guidelines
Tingewick Rd roundabout signage	308/20	Contact Highways re previously reported sign damage etc. not yet repaired	√	S. Essam (3/9/20): In my previous email concerning this development, I mentioned that the outstanding works to the roundabout were to be scheduled once the situation around Covid-19 had started to return to something like normal and that that visit would complete the off-site works for the time being. Further delays were caused by some contractual problems that the developer needed to resolve, whereby the original contractor was removed and a new contractor appointed. However, I am pleased to be able to confirm that we have now reached the point where this work, which includes the completion of the partially erected sign (the original contractor ordered incorrect length posts!) and various other works picked up by the Safety Audit, will soon be carried out. A start date of Monday 7 th is currently being considered, with a possible duration of around four to five weeks. The work to be undertaken includes the damage to the kerbing, which we have been aware of for some time, although we are not aware of any

ACTION LIST

Appendix A

				<p>recent incidents in a similar location, as well as a change to the lane arrows approaching the roundabout from the Tingewick direction. It should be noted that neither the Safety Auditors nor Thames Valley Police, has raised any concerns with the geometry of the roundabout itself.</p> <p>Finally, as I have also mentioned previously, there are still some S278 works to be carried out on Tingewick Road, to install pedestrian refuges and complete some relatively small areas of surfacing in the vicinity of the new junctions, but this will all be finished off at a later, yet to be agreed, date. This effectively means that the developer will retain responsibility for issues relating to the roundabout for some time yet.</p>
Moreton Rd Temp Crossing	304/20	Ask about survey	√	
Call-in requests				
20/00510/APP (Moreton Road Phase III)	159.2/20	Cllr. S. Cole to be asked to call in	√	Cllr. Cole has declined. Cllr. Stuchbury has volunteered instead.
20/02013/APP (10 Hilltop Ave.)	244.2/20	All Shire Councillors to be asked to call in	√	Cllr. Mills has declined. Decision made – see agenda
Call-in Procedure	244.3/20	Town Clerk to seek clarification on timing	√	
Call in rules	301/20	Check whether ALB can be called in	√	No. Only AOP, ADP & APP applications can be called in. Consequently Shire Cllrs were not asked to call it in, but the situation was put to them as a problem to be solved.
20/02506/ALB (50-51 Nelson Street)	300.2/20	Advice sought	√	<p>ALBs cannot be called in. Parallel 20/01830/APP was reviewed in June, so timed out.</p> <p>Cllr. Whyte (7/9/20): The constitution for the new council has raised some interesting quirks and the listed building issue is one of those and is included in the review that the council has already committed to.</p> <p>Cllr. Mordue (7/9/20): While there may be some matters to be considered in the Planning part of the Constitution, as I have mentioned before, there has to be material reasons for an application to be called in. It may help the planning members, to have a training session on what constitutes a 'call in'. The call in procedure is not just an extension of a planning objection but has to have substantial reasons.</p>
Call in list	302/20	Include columns for each BCllr	√	See agenda 8.3

Enforcement reports and queries				
Summerhouse Hill	162.1/20	Mrs Cumming/Cllr. Stuchbury/Clerk to investigate & report lack of management of landscaping at entrance	√	Response received from Weston Homes (7/8/20) The landscapers are attending early next week with a view to ascertain quantities of material. The reinstatement works will follow soon after.
Administration	244.1	Ask about budget allocation	√	
Evaluation and review	244.1	Ask about formulating base data for evidence-based review and measuring progress	√	
Other:				
Surgery applications	40/20	Town Clerk to investigate whether North End and Verney Close surgeries can be designated Community Assets		
		Environment Committee to set up meeting with Swan Practice		
Future plans	155.2	Letters to BC & MKC as minuted	√	
Page Hill Footpaths	163.2/20	Report deterioration with photos	√	
Signage for Pegasus crossing	208.1	Report signs for 'new' crossing	√	
Bypass river bridge		Report further deterioration	√	
Lace Hill Health Centre	247/20	1. Check s106 status	√	See agenda 6.2 (17/8/20)
	299.2	2. Town Clerk to warn practice about use-by date Get answer in plain English	√	
S106 use	247/20	Town Clerk to check with other Districts re Sport & Leisure projects	√	
Moreton Road parking	296/20	Write to Akeman & AVE re loss of parking	√	
Solar Farm	297/20	Write to Wessex and RoW re Footpath 24	√	
Government	298.1	Town Clerk to contact NALC		NALC asked us for views first, see agenda 9.1

ACTION LIST

Appendix A

White Paper consultation	298.2	re response Committee Clerk - Recommendation to Full Council		
MK SPG	298.3	Bring back for discussion		Postponed to October meeting
Neighbourhood Plan	298.4	Town Clerk to arrange Working Group meeting	√	29th September 1pm – 3pm
33 Bourton Road appeal	301/20	Refer Inspectorate BNDP green spaces policy	√	

[Back to AGENDA](#)

TREES AND THE PLANNING PROCESS

Trees positively contribute to your environment. Attractive green spaces and gardens increase the value of properties as well as promoting community cohesion.

Trees can also provide opportunities and some constraints for developers. It is important to take into account existing trees on the site when designing the layout and provide appropriate distances between structures and trees to reduce foreseeable risks and reduce conflicts about shade, falling debris, or dominance by trees. Some trees host sap-sucking insects that excrete honeydew (a sticky sugar solution) which can be unattractive to house purchasers, especially near parked cars or gardens. Drains blocked by leaves and debris as well as apprehension during gales all create pressures to heavily prune or remove “retained” trees.

Some ways in which we can help you:

- We welcome early discussion with agents and discuss proposals with planning officers as part of pre-application submissions (charges apply).
- Site monitoring visits can be made when issues arise during the development which affect trees of ‘high’ or ‘moderate’ quality.
- We can assist in compiling tree surveys and work schedules for open spaces which are to be adopted by AVDC. We can also commission the works for you (charges apply).

Obtaining planning consent

Quality trees in, or adjacent to, planning application sites are likely to influence the determination of planning applications. Sympathetic designs in accordance with **BRITISH STANDARD 5837** are more likely to gain planning consent.

Implementing national best practice guidance allows agents and their clients to avoid pit falls during the planning process by considering trees and your environment at the earliest stages of the design concept.

Developers want to build profitable, sustainable, attractive and secure structures as part of any new development and the consideration of trees within or adjacent to their site can promote good design, a healthy and attractive environment, speed sales and increase the values of the finished development.

Successful tree retention depends on safeguarding every part of the tree throughout development and most especially the tree’s root system.

Tree Surveys and categorisation

These should be carried out by a suitably qualified arboricultural consultant or contractor prior to layout design. The survey data will enable you to select appropriate trees for retention and identify trees that ought to be removed. A proper survey will highlight foreseeable opportunities or constraints and help to produce a design which we can support in arboricultural terms. Table 1 within BRITISH STANDARD 5837 explains how trees should be categorised.

Designing a sympathetic layout

Root Protection Areas should be sufficient for the size and location of all retained trees. They typically extend from the stem centre to a radius equivalent to twelve times the stem diameter. Refer to clause 4.6 of BRITISH STANDARD 5837 for detailed guidance on the calculation of these areas.

Woodlands, veteran trees and native Black Poplars may justify greater separation from structures. This is to safeguard the ecologically richer woodland edges and to reduce foreseeable risks and pressures which often erode such features.

Site storage and working areas should be outside root protection areas.

Homes and gardens built within the shade of trees are unattractive to some purchasers and also result in pressures to heavily prune or even fell trees after occupation.

Foundations

Foundation designs must take into account proposed new tree planting as well as trees retained and trees removed. Guidance for building on clay soils in proximity to trees is available from the National House Building Council (NHBC).

New tree planting and landscaping should be incorporated as an integral part of a development proposal. Details of the tree planting/ landscape scheme should ideally be provided as part of an application. Where this is not the case conditions are likely to be imposed on any planning permission to require such details be submitted. You need to know the species and location of new tree planting before you can design adequate footings.

Roads and other hard surfaces should normally be positioned outside the root protection areas, but if this is not achievable, guidance should be sought on special construction methods. **“No-dig” methods should be taken very literally - not even the surface soil should be disturbed.**

Underground and overhead services should be positioned outside the root protection areas, but where this is not achievable, a guidance note: **NJUG VOLUME 4. Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees** gives advice on how to install services sympathetically.

Protecting your retained trees

Tree Protection Plans are often required by planning conditions to ensure protection against damage during demolition, construction and landscaping phases of development. Early submission as part of an application can overcome objections and add merit to your applications.

cross section of a tree, note the shallow and wide spreading root system

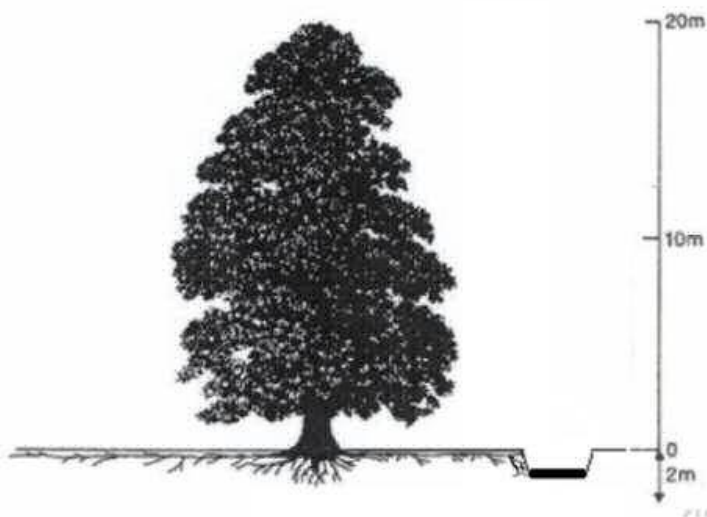


Figure 1

Retained trees will need robust, physical protective barriers during demolition and construction. Site staff involved in these operations should understand and respect the protective measures. Monitoring by site supervisors will ensure protection remains effective until soft landscape works commence.

Roots are mainly shallow yet extend randomly far from the base of the tree. Roots are frequently found just under the surface, so all excavations inside Root Protection Areas should be avoided.

Without these measures, retained tree roots can be easily damaged beyond recovery, leading to decline or death of a significant tree. The rationale for the initial layout of the development would then become irrelevant. This would result in an expensive financial burden on the owner as well as a significant loss to the local community and environment.

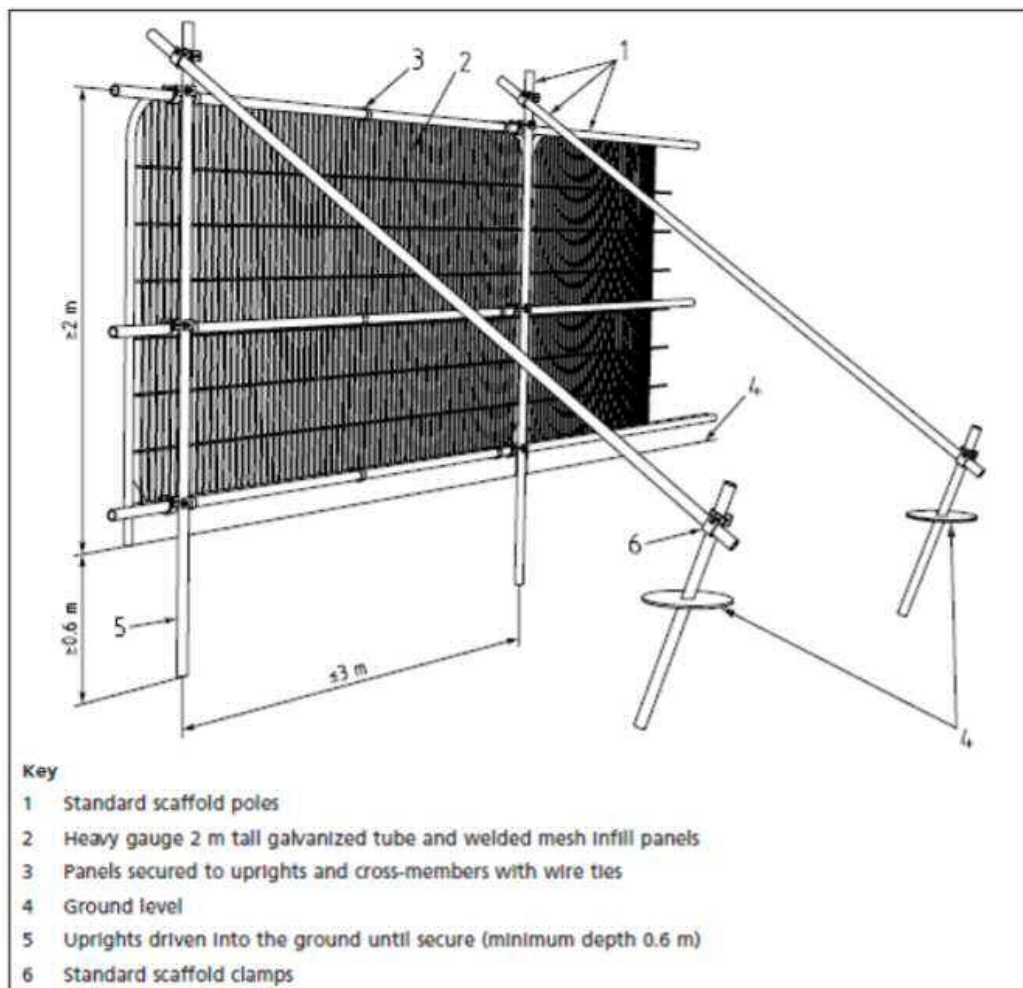


Figure 2: section of a protective barrier for retained trees

Many trees are subject to legal constraints, for example by **Conservation Areas**, **Tree Preservation Orders**, or **Felling Licences**. Offences can lead to heavy fines and costly replacement planting. Planning conditions can place duties on landowners to undertake tree protection and tree planting work.

After care and future management of trees and green spaces

Section 197 of the Town and Country Planning Act 1990 places a duty on the Local Planning Authority to secure the planting of new trees. We will strive to achieve the *'right tree in the right place'*.

Agreements between developers and local authorities frequently provide for future management of open spaces. Developers will be expected to maintain green spaces to an acceptable standard.

Tree and woodland works should be carried out by reputable and suitably qualified tree contractors. Lists of those approved by the Arboricultural Association can be found at www.trees.org.uk.

BRITISH STANDARD 3998 sets out the current recommendations for tree surgery and felling.

BRITISH STANDARD 8545 advises on how to establish new trees.

Contact details:

Arboricultural Association – www.trees.org.uk

Appendix B

Arboricultural Practice Notes - are available from AAIS, Alice Holt Lodge, Forest Research Station,,
Wrecclesham, Farnham, Surrey, GU10 4LH.

AVDC planning and tree officers – www.aylesburyvaledc.gov.uk

British Standards – BSI, 389 Chiswick High Road, London, W4 4AL.

BRE – Building Research Establishment, Garston, Watford, WD2 7JR

National Joint Utilities Group – 30 Millbank, London, SW1P 4RD

NHBC – Buildmark House, Chiltern Avenue, Amersham, Bucks, HP6 5AP

Acknowledgements

We would like to thank the Arboricultural Section of the Royal Borough of Kensington and Chelsea for allowing us to use information from their 'Trees and Development Supplementary Planning Document (April 2010) in drafting this practice note.

BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 14TH SEPTEMBER 2020

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional Information for applications on the agenda

1. **20/02511/APP** Garage Site, Pightle Crescent [MK18 1LF] Western Avenue
 Demolition of the existing 20 garages and the erection of 8 x two-storey apartments of the following configuration: 4 x one-bed apartments, 2 x two-bed apartments, 2 x three-bed apartments. Each apartment would have undercroft parking giving a total of 14 spaces, including 2 visitor parking bays. 5 separate spaces would also be provided just to the east of the dwellings. The existing 12 spaces would be retained at Pightle Crescent, which makes 31 parking spaces in total for the development. A secure communal bin storage area is also proposed, sized for the proposed development from discussions with the Council's Waste Services Coordinator.
 Monro [VAHT]



Entrance to the site from Pightle Crescent; not an adopted road



Site as existing (29/8/20). The mixed woodland behind the line of garages is TPO'd, (green area on map below) and encroaches over the garage roofs. It is not possible to get a fully end-on picture to illustrate this.



The proposal is to demolish the 20 garages in the parking court behind the Pightle Crescent flats off the eastern end of Western Avenue and build a block of 8 modular duplex flats (ZED PODS) over ground-level parking and storage. The land to the north is agricultural with a Protected woodland on the boundary, and the other three sides are residential. The five Pightle Crescent blocks are all three-storey rectangular blocks with pitched roofs, containing a total of 36 flats (numbered from east to west). Without knowing the exact details of the flats it is not possible to calculate the number of parking spaces that should be provided for 36 but it is likely to exceed 36 (there are 16 bays and 20 garages in the court, plus kerbside parking on the Crescent and roadside parking on Western Avenue). Even if they were all 1-bed flats, there should be parking provided for 54 vehicles (1.5 per dwelling). The garages have approximate dimensions internally of 2.4 x 4.8m and unsurprisingly are not used for car parking. They have not been well-maintained and only three are currently let according to the Parking Survey submitted. This proposal takes away the theoretical parking provision of 20 garages plus 4 bays for the bin store and requires 15 spaces including visitor parking (whether the BCC 2015 guidelines or 2002 AVDC guidelines are used, both are referenced in the Parking Survey).

The proposal is for a three storey rectangular block with 14 standard size parking spaces under it – 12 for residents and 2 visitor spaces – and 5 further bays on the edge of the access road north of the last block on the right. 19 is therefore overprovision for the new build, but only 12 are left for existing residents - a bin store (communal bins for recycling and general refuse) will use 4 of the 16 existing parking bays. The parking spaces under the building each have a shallow storage room across the back of the bays (two bays wide for 2- & 3-bed flats, 1½ bays for 1-bed flats) with enough room to park 2 cycles in, though manhandling a cycle past two parked cars may not be easy. Two enclosed secured stairwells will give access to the first floor; the end flats (3-bed) will have a door onto the landing, and the central block (2 x 2-bed bookending 4 x 1-bed) will have a walkway along the back of the building with the other 6 ‘front’ doors opening from it. There are balconies for each flat along the front (south-east-facing) wall, separated by obscure glass screens. The rear walkway is not overlooked, and the whole block may be too close to the trees in the woodland behind – the building line is the same as the rear garage wall = the site boundary line. The woodland is labelled ‘dense scrub’ on many drawings and representations of the trees in the drawings vary from spindly to medium-sized. The woodland is approximately 60 years old.

The roof is pitched with solar panels on the front slope (6x2 for the 3-bed flats; 5x2 for the 2-bed flats, 4x2 for the 1-bed flats). Although skylights are shown (2 per flat) close to the ridge of the rear roof slope in the drawings, they seem to be little more than a slit (and do not match the drawings Members saw in January).



application



January presentation

The Daylight analysis on p30 of the D&A Statement shows no patches of bright light in the middle of the upper storey floors where the skylights would be. They are not marked on the Roof Plan. In fact it is not clear what the Daylight analysis is supposed to show, as the 'ground floor' is actually the first floor level (living room & kitchen) and the 'first floor' the second (bedrooms and bathroom), the colour grade for one is not to the same scale as the other, and they give an average DF of 1.32% for the living room floor (which has large floor-ceiling windows onto the balcony) and 1.59% for the bedroom floor (smaller windows). I have assumed the upper scale is distance in m from the back of the room (it isn't labelled) but the yellow end of the spectrum does not reach very far into the room, as can be seen from the diagrams. There is no standard for DF (Daylight Factor = ratio of indoor light level to outdoor light level on an overcast day expressed as a percentage) but a minimum of 2 is considered appropriate for living rooms, kitchens and studies, and with the kitchens being north-facing and close to trees, I would doubt this is achieved. There is much coverage of the insulation and other energy-saving design points, but if the lights need to be on for much of the time, this is self-defeating. None of the bathrooms have a window or skylight and only the end ones are against an outside wall, so have neither natural light nor ventilation. Only the 2- and 3-bed flats have bathrooms, the 1-beds have shower-rooms. All flats also have a cloakroom off the entrance hallway. The front of the new block would be c15m away from the nearest existing block of flats, but is at an angle to it, so overlooking is not a concern, and is to the north of it, so no overshadowing. The nearest existing flats (Block 4) will throw shade on the balcony level of the new block in the winter months. The undercroft parking bays each have a central motion-sensitive LED light, and there are 8 LED spotlights on the front of the building which shed light as far as the nearer edge of the open-air parking. The pedestrian access is underneath the balconies and the surfacing of the access road is to be permeable.

Documents supplied:

- Design & Access Statement:
Of the 'local amenities within walking distance' on p5 only the bus station and hospital are within 500m and the Heartland green space within 1km (as the crow flies). Chandos and Bourton Parks are outside this circle (and Verney Park is marked as a Park, not an educational site). George Grenville isn't marked at all, but would be outside the 1km distance. Sainsbury's, the town centre Tesco and Waitrose are marked but not the local shop just yards away on Overn Avenue. The Design Criteria (p10) list various points of compliance with the Buckingham Design Guidelines; but it should be noted that 'Providing sufficient daylight and sunlight appropriate for its context.' is a matter of interpretation, and 'All private internal space criteria are met — All minimum of 5m² private outdoor space should be provided for 1–2 person dwellings and an extra 1m² be provided for each additional occupant (not included in the Gross Internal Floor Area).' just means each flat has a balcony. Outdoor open space is that around the existing flats. There is, however, a nearby play area on Overn Avenue.
P11 lists details of construction materials and safety; utility provision does not mention broadband.
P23: All main entrances to the communal facilities such as the waste storage area, car park and relevant amenity space are to be step free. However, access from ground level to residential floors is by staircase, with no lift, so refuse will have to be carried down; the distance from the furthest front door to the bin store is over 40m.
- Anglian Water Pre-Planning Assessment Report *Not relevant to BTC response*
- Preliminary Ecological Appraisal & Biodiversity Impact Assessment, spreadsheet and Technical Supplement; Ecology Checklist
Some pages of the Appraisal are unreadable (reported) but it is comprehensive, and the woodland and stream north of the site were included.
- Parking Survey
Carried out on Tuesday 25th February 2020 at 10.30, 19.00 & 21.30 and Sunday 1st March 2020 at 10.30, 16.30 & 21.30; parked vehicles on the Crescent in front of Blocks 1 & 2, 4 and 5, on the rear road by Block 3 and in the garage court were counted. Detailed tables for the vehicle count are on p5; totals vary between 12 and 22 on the Tuesday and 17 and 25 on the Sunday. Any cars parked in the garages were not included.
Calculations of required parking (15 spaces) used the BCC 2015 multipliers, but not the bay dimensions (5m x 2.8m; 5.5m where a wall restricts access to the boot); the previous AVDC size of 4.8m x 2.4m is used (the 2015 standard is said to be as policy T5 in VALP), though p11 states:

6.1 The proposed development provides parking for the new builds consistent with the latest parking standards for Aylesbury Vale whilst provision for the existing properties is maintained and provided for.

Undercroft parking for 12 (residents) + 2 (visitors) + 5 new bays by Block 3 + the remaining 12 original bays is considered adequate:

4.3 For existing parking there is nothing in these proposals that prevents on-street parking so there is no change for the cars parked around Pightle Crescent. That only therefore leaves the cars who regularly park on the land in front of the garages. The maximum demand at any time for this location was for 9 cars (late Sunday evening). The proposals provide for 12 parking bays in this location so supply for this demand is maintained and catered for.

Tracking diagrams are provided for a large estate car to prove that there is sufficient room to access various bays of both the open air and undercroft parking, and for a refuse lorry and an emergency vehicle (fire engine) to show that access to the bin store is possible and there is sufficient manoeuvring space to turn in order to emerge forwards into the Crescent.

Drawings:

- Site Location Plan
- Existing Site Plan *with survey levels*
- Proposed Site Plan *shows several new trees which do not appear on the Landscape Plan, see below.*
The existing tarmac path is on the eastern side of the access road and terminates at existing Block 3 – there is no pedestrian access to the site other than the roadway.
- Block Plan *Room plans of first and second floors; labels ‘1.5m wide Walkway’ front and back, though the former is actually at ground level under the balconies; balconies are separated by 1.8m high opaque privacy screens.*
- Parking Level plan (ground floor) *shows the roadway between the building and the parking bays as 6m; the access road from the Crescent as 4m.*
- Entry Level plan (first floor) *correctly labels balconies; shows the bin store to contain two skip bins and two large wheelie bins (one of each for recycling and general waste, total capacity agreed with Waste&Recycling for 8 dwellings).*
- Roof Plan *does not include skylights.*
- Floor Plans of each type of unit
- Long Elevations (front and back)
- East Elevations
- West Elevations
- Landscape Strategy *does not include the three new trees (one in the triangle of grass behind the parking bays, two in the grass on the inside of the corner behind Block 4) shown on the Proposed Site Plan; does include five new fruit trees in the grass between Block 3 and the 5 new parking bays (2 x Wild Cherry; 2 x Cox’s Orange Pippin; 1 x Balls Pippin – a Buckinghamshire-bred apple. In a normal spring, the two apples will cross-pollinate and produce fruit; the cherries are self-fertile).*
- BCC Adopted Roads *only the Crescent is adopted; the road off it past Block 3 and serving the garage court is not.*
- EA Surface Water Flood Risk *shows the stream through the woodland does flood, but the site itself is Low Risk. (Rating levels are High/Medium/Low/Very Low)*
- Western Power asset map
- SGN (gas) asset map *Not relevant – gas is not to be laid on to the new dwellings.*
- Anglian Water asset map
- Performance detail of PV panels

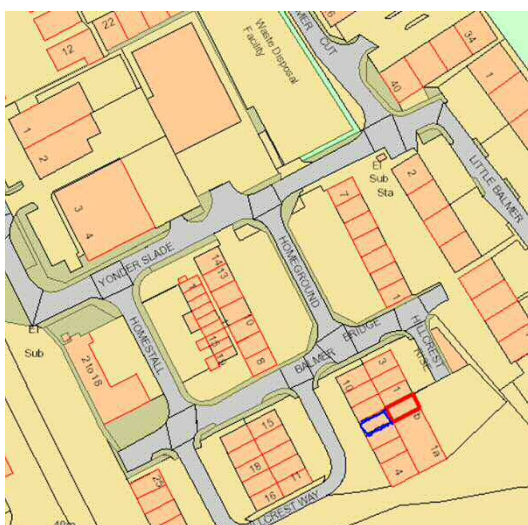
The Committee heard a presentation by VAHT on 20th January 2020. Members’ questions elicited the following responses (Min.688/19):

1. Most of the parking garages are currently not used, only 5 are rented out;
2. The ground floor of the new block will be parking bays with lockable storage cupboards at the rear.

3. The homes will be at first and second floor level accessed by stairs (likely secure entry), and so not designed to be accessible to disabled residents. The maisonette house design maximises parking. There will be parking for 14 cars under the housing and 12 open-air bays retained opposite, with layout changed to accommodate a bin store. Cllr. Cole said that the existing bays were too narrow, at 2.4m, and that the bin store could easily be placed elsewhere to allow sufficient parking of a width adequate for modern vehicles. The chosen cladding is the residents colour choice, cement based and completely fire resistant. It is **not** Aluminium Composite Material (ACM) cladding.
4. Solar Photo Voltaic panels will be fitted to the front roof.
5. Some of the units may be used for shared ownership, but most will be rented and the three-bedroom homes will be for rental.
6. There is an area for the bin lorry to turn around. VAHT are looking at installing electric charging points at some or all of the properties but street side parking meters in visitor bays would need further research. The building is a pre-fabricated ZEDpods design which allows for quick construction off-site, of around three months. The consultation process is now finishing and the planning application is expected to be made in the next few months, after agreements are made with regard to the trees subject to a Tree Protection Order in the rear.

Members requested that the cables be laid to enable bay charging at the building stage rather than installed later, as well as additional, 2.8m width, open-air parking spaces.

2. **20/02589/APP** 4 Hillcrest Rise, MK18 1SL
 Partial change of use from Class B1 to B1, manufacturing of optical lenses, and
 Class D1, eyesight testing
Optical 2 Glazing Services Ltd.



This map from the website is not up to date – see below

This picture is lifted from the estate agent’s sheet and shows Nos 5, 6 & 7 - No4 is to the right and similar in construction and materials

Planning History

1	82/00081/AV	INDUSTRIAL DEVELOPMENT <i>[the whole estate]</i>	Approved
2	87/1616/ADP	THE CONSTRUCTION OF FACTORY UNITS FOR LIGHT INDUSTRIAL USE <i>[Hillcrest Way and Hillcrest Rise]</i>	Approved
3	98/00968/APP	Temporary siting of 3 containers and 1 portakabin <i>[in the yard]</i>	Approved
4	98/02344/APP	Permanent siting of 3 containers	Approved
5	98/02602/APP	Temporary storage facilities – Renewal of 98/0968/APP	Withdrawn
6	17/04746/APP	Two Commercial Units (B1)	Approved

The site is on Hillcrest Rise, a short cul-de-sac ending in a yard on the southern edge of the Industrial Estate with the Public Footpath and fields beyond it. The units on this (western) side of the road back onto the units facing Hillcrest Way. The applicant currently occupies 7 Hillcrest Way (blue outline above) as

Spectacle Solutions and wishes to expand the business into the neighbouring unit (outlined in red) to provide a workshop to grind the lenses for dispensing, and space for fitting the spectacles to clients. The unit is quite small, with a single pitch roof with skylights, and has a mezzanine floor at the rear where an office, WC and tea-making facilities are proposed.

At some point the large unit facing the yard at the end of the cul-de-sac (per map above) was divided into two (1a & 1b) and these were then converted into 4 small units, 1a into Nos 5, 6 & 7 and 1b into No4. I have not located a planning application for this. In 2018 two additional units (Nos 8 & 9) were approved in the yard itself opposite these smaller units (Members had No Objections to this in January 2018). No4 has not been occupied since 2016.

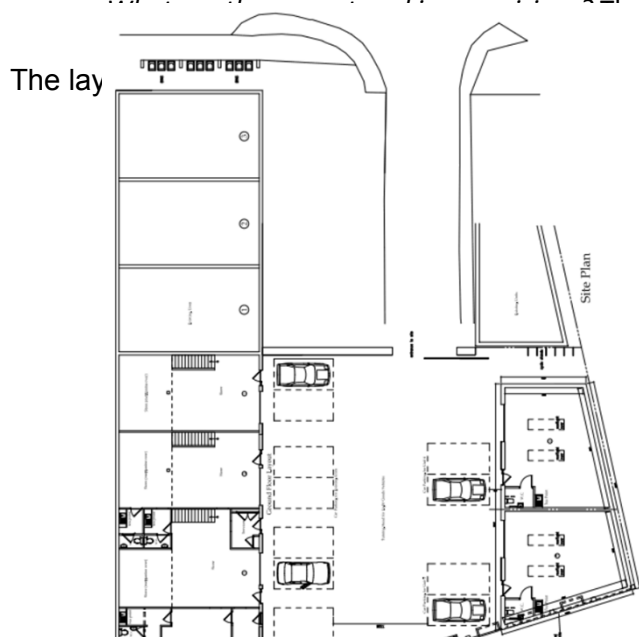
Each of these units has two parking spaces in front of it, and this is confirmed by the Design & Access Statement for 17/04746/APP:

Relevant Planning Policies:

What is the site zoned as in the councils local plan? Employment

4 small units each have 2 car parking spaces.

provisions? None.



This is important because the application form for this application states that there will be 4 additional employees (to include apprentices) and 4 parking spaces, without explaining that 2 of these are in Hillcrest Rise and 2 outside the other unit in Hillcrest Way.

The Planning Statement includes a list of eleven premises on the Industrial Estate with approved non-B1 uses from 1993 onwards, including the parent company's at 7 Hillcrest Way (11/01539/APP) and unsubstantiated allegations of others without planning approval.

- 3. **20/02690/APP** 4 Foscott Way, MK18 1TT
Single storey rear extension
Ata

Planning History

1	78/00881/AV	ERECTION OF REAR EXTENSION TO EXISTING CHALET BUNGALOW TO ENLARGE KITCHEN AND PROVIDE DINING AREA OF LIVING ROOM	APPROV
2	03/00228/APP	Conversion of existing garage to create additional living accommodation	Approved
3	20/00046/APP	Single storey rear extension with roof terrace and extension to the existing front and rear dormers.	Householder Refused
3a	20/00032/FTHA	Appeal against refusal	Dismissed
4	20/02690/APP	Single storey rear extension	Pending Consideration



The site is a semi-detached 3-bed chalet-style house at the top of Foscott Way where the hill levels out before the school entrance. It has already had a rear extension 2/3 of the width of the house, and converted the garage into a study. In January 2020 an application was made to extend the remaining 1/3 of the rear further than the previous extension to make a new kitchen and turn the existing kitchen into a shower room and utility room, enlarge the front dormer window to almost the full width of the projecting roof and down to the gutter, enlarge the rear dormer to match, and form a roof terrace on the rear extension with 1.8m high side screens for privacy. Members responded (20/1/20) *Members had no objections in principle to the extension and terrace, but felt the screens were unnecessarily high and gave a bulky profile to the side elevations which created an impression of imbalance and overdevelopment.*

AVDC refused the application on 2nd March, on the grounds that the enlarged dormers were too big and box-like, dominant in and out of character with the streetscene. The applicant lodged an appeal which was dismissed on 6th August 2020, the Inspector concurring with the AVDC Officer on the harm to the appearance of the area, and non-compliance with the AVDC guidelines for residential extensions.

This application was received on 14th August 2020 and is for the kitchen extension only, with conversion of the existing kitchen into shower and utility rooms, each with a new small window. The previous rear extension had a higher roof than the existing kitchen, and the new extension brings the roof up to match; there is also a skylight in the new roof. It can be seen below how close the new side windows will be to the boundary.



- 4. **20/02752/APP** 12 – 13 Market Hill, MK18 1JX
Alterations to the ground floor retail unit and change of use of the upper storeys to 9 flats
Terkelsen

Planning History - (not telecoms)

1	87/00038/AAD	ILLUMINATED FASCIA LETTERING	APPROV
2	87/01107/APP	PILASTER REFURBISHMENT	APPROV
3	02/01161/APP	Installation of roller shutters	Refused
4	09/00866/AAD	Illuminated fascia and illuminated projecting sign	Approved
5	09/00867/APP		
6	09/01310/APP	Refit of existing shop front with illuminated fascia and projecting signs	Approved
7	19/01564/APP	Formation of new entrance to upper floors over existing shop off Market Hill; in-fill and cover of rear yard to form delivery area at first floor and staff and stock facilities to ground floor; to create 8 No, 1 bed flats and 1 No 2 bed flat to second floor and additional floor over existing shop; to create 23 No 1 bed flats to the rear of 12-13 Market Hill on vacant land with access off Summer Hill; provision of parking spaces, turning area for deliveries and new ramp to first floor of existing building at rear. Demolish the existing flue and lift to the rear of the existing building together with 2 No roof maintenance cupboards and extract pods located on the roofs of the existing building	Refused
8	20/02752/APP	Alterations to the ground floor retail unit and change of use of upper storeys to 9 flats	Pending Consideration

The site is in a prominent position on Market Hill above the Bullring and is a three storey retail unit currently occupied by M&Co and its two-storey back premises; the yard behind it, accessed from Moreton Road via Summerhouse Hill is currently used for deliveries to M&Co and Boots, and car parking.

The 2019 application, which involved retaining the ground floor as a shop and constructing a new stock room and staffroom and a ramped access at the rear for deliveries; separating off the first floor and making a new entrance in the space currently occupied by the shop window nearest the Buckingham Inn (The Whale) with access to all floors above via stairs and lift; extending the second floor out over the flat roof at the rear and turning it into 5 1-bed flats; adding an additional storey with a flat roof to contain 3 1-bed flats + 1 2-bed flat facing over Market Hill; and building a new 3-storey block of 23 flats in the yard at right angles to the existing building, retaining a service road and the existing car parking, was refused on 6th July 2020.

Members had responded (20/5/19) **OPPOSE & ATTEND**: *Criticism was expressed at the dearth of information supplied, amounting to 3 pages of text in the Design and Access Statement; there was no reference to national or local planning policy or the site's central position in the Conservation Area, no indication of Affordable Housing having been considered, or the feasibility of Refuse Collection access; there was inadequate bin provision (2 per dwelling required), or housing for bins belonging to flats on the upper storeys; no assurance that utility supplies in the town centre had sufficient capacity for this many new dwellings, in particular electricity, drainage and sewage disposal; while the aim of reducing car use by providing few parking spaces is admirable, the reality will be overflow parking on the privately maintained Summerhouse Hill (note correct name) to the detriment of the amenity of its existing residents. In addition, offering 7 Section M-compliant flats with only 2 bays for the disabled is, at the very least, inconsiderate. It was unclear whether these 7 flats had full bathing facilities; if the plans actually show wet-room showers with toilet and basin, the layout should permit use of the latter without stepping on a wet floor, or tracking wet wheelmarks into the main living space.*

Members opposed the application on the grounds of lack of compliance with NPPF, AVDLP/VALP, Buckingham Neighbourhood Plan (policies EE2, HP4, HP5, HP7, DHE6 and I5), Conservation Area guidelines, and the Buckingham Vision & Design Statement, and the lack of sufficient information on which to make a reasoned response,



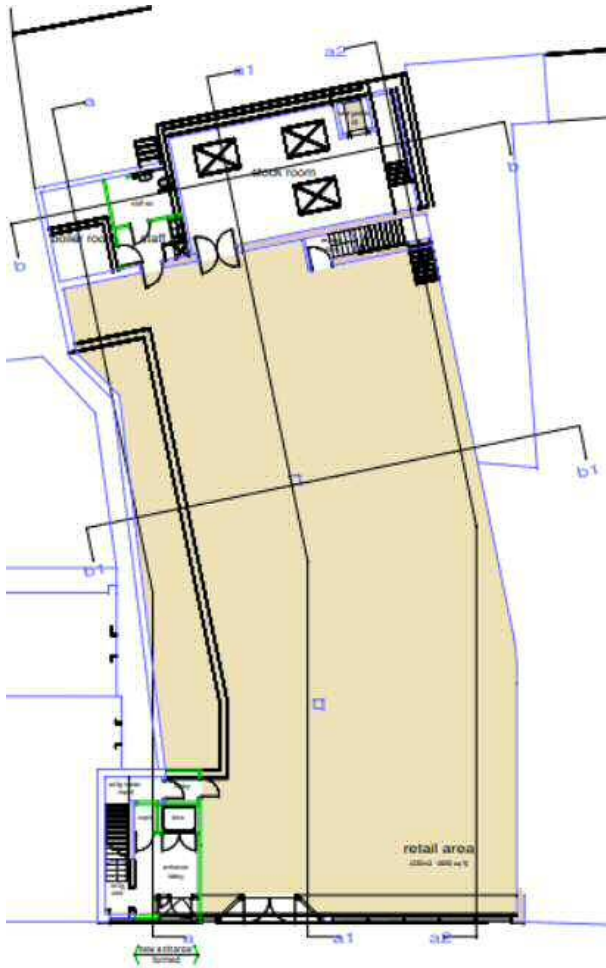
The current application deletes the additional block at the back, which was the source of most of the reasons for Refusal and seeks only to

- Change the use of the upper storeys from B1 office use to C3 residential.
- Alter the existing building to make:
 - a separate entrance to the upper floors off Market Hill
 - enclose and re-configure the existing courtyard at the rear to form a stockroom and provide staff room facilities at ground floor
 - alter and extend the upper floors to create 9 no. self contained flats.
 - demolish the existing lift shaft;
 - remove ventilation ducts from the roof and raise part of the parapet walls to comply with the current Building Regulations
 - part-demolish the flat roof

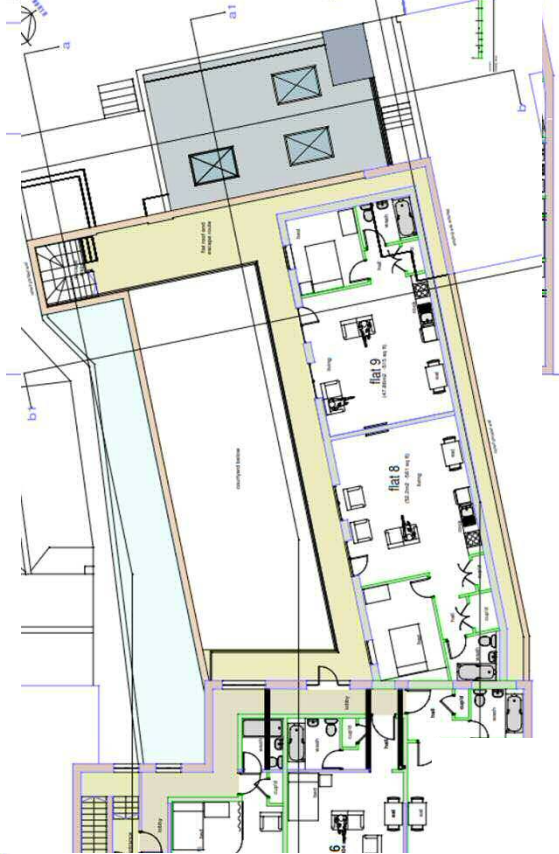
The D&A Statement references sections of NPPF, VALP (retained policies GP8 [amenity of residents] and GP35[design of new development]) and BNDP Policy EE2 [allocation of land for retail, office and mixed development]. No parking is proposed (“town centre location”), but there is provision for cycle parking in and around the flats, if you are happy to carry the bike up the stairs and through several doorways (see below).



Proposed new front elevation

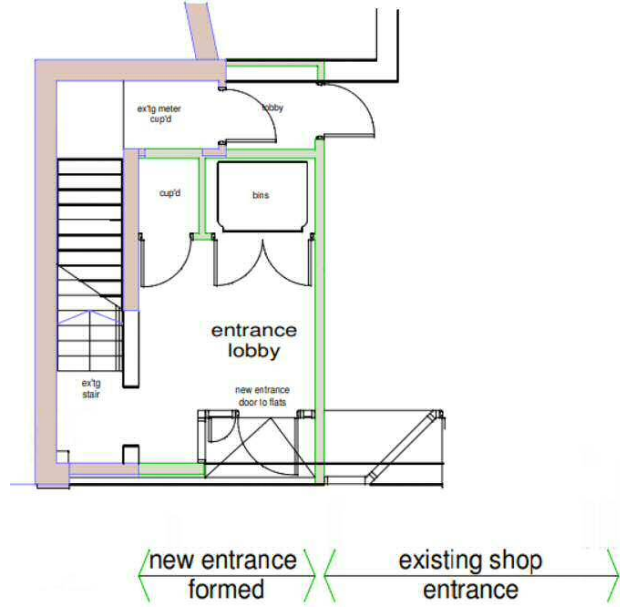


ground, first and second floors as proposed

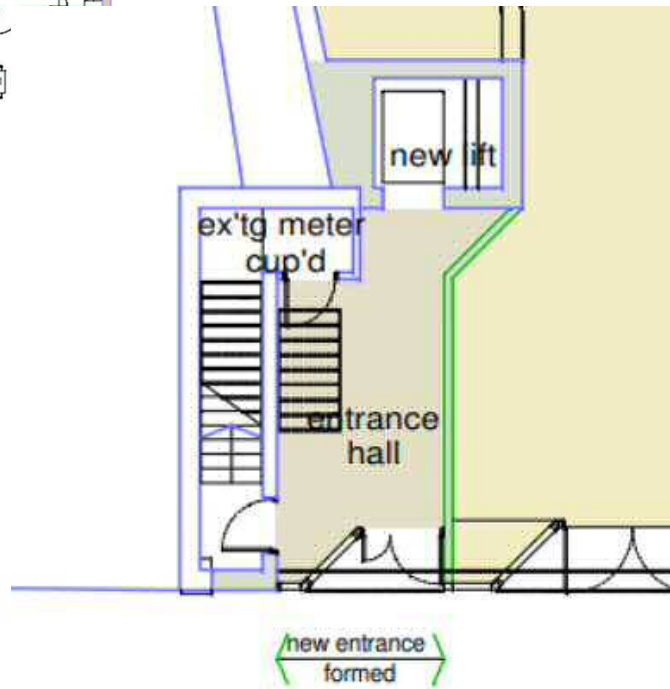


1st floor

2nd floor



This application, entrance lobby and stairs



Previous application included a lift but no bin store

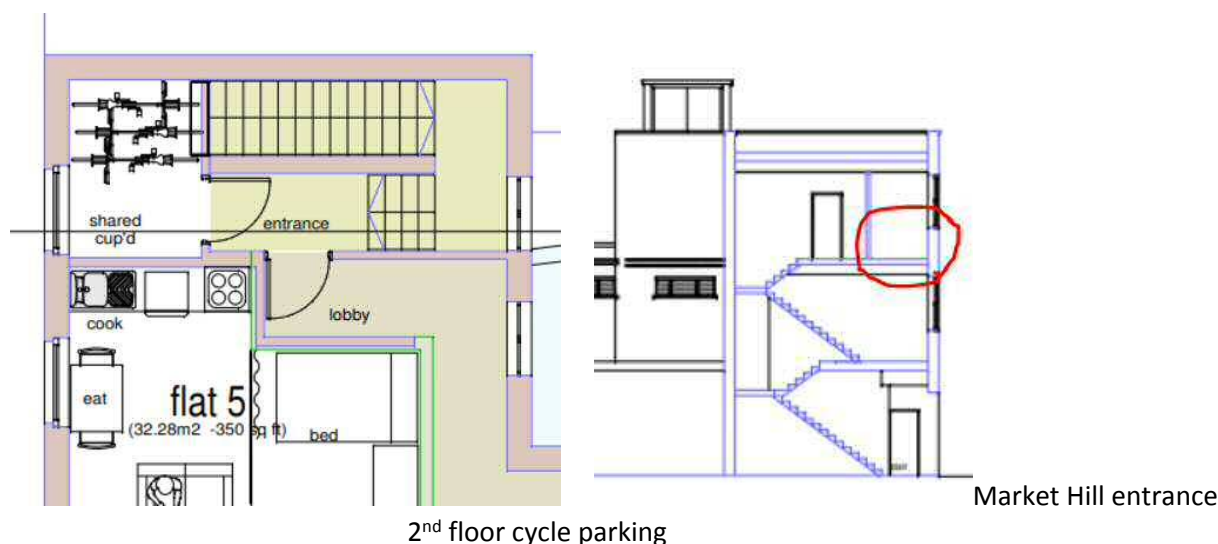
Appendix C

As the staircase to the rear is marked 'escape stair' one can assume it is not available for general use; therefore the refuse will be collected from outside the front door on Market Hill. Assuming the drawing above is representational rather than indicative, one skip bin is not going to be adequate. (Note that Waste & Recycling have agreed that the 8 flats proposed at Pightle Crescent, see above, 4 of which are one-bed like these, require 2 x 1100 litre skip bins + 2 x 360 litre wheelie bins, 1 of each for Recycling and for General Waste). Presumably the bin(s) – because there will be 8 food caddies as well – will be put out for emptying the night before collection day, and taken in by the first tenant to return home, whenever that is, which could be inconvenient as bin day is market day. There also appears to be a doorpost between the smaller and the larger front door, which will make getting a skip bin onto the pavement extremely awkward. Confirmation from W&R that their staff will collect the bins from the cupboard or lobby and return them after emptying would be welcome.

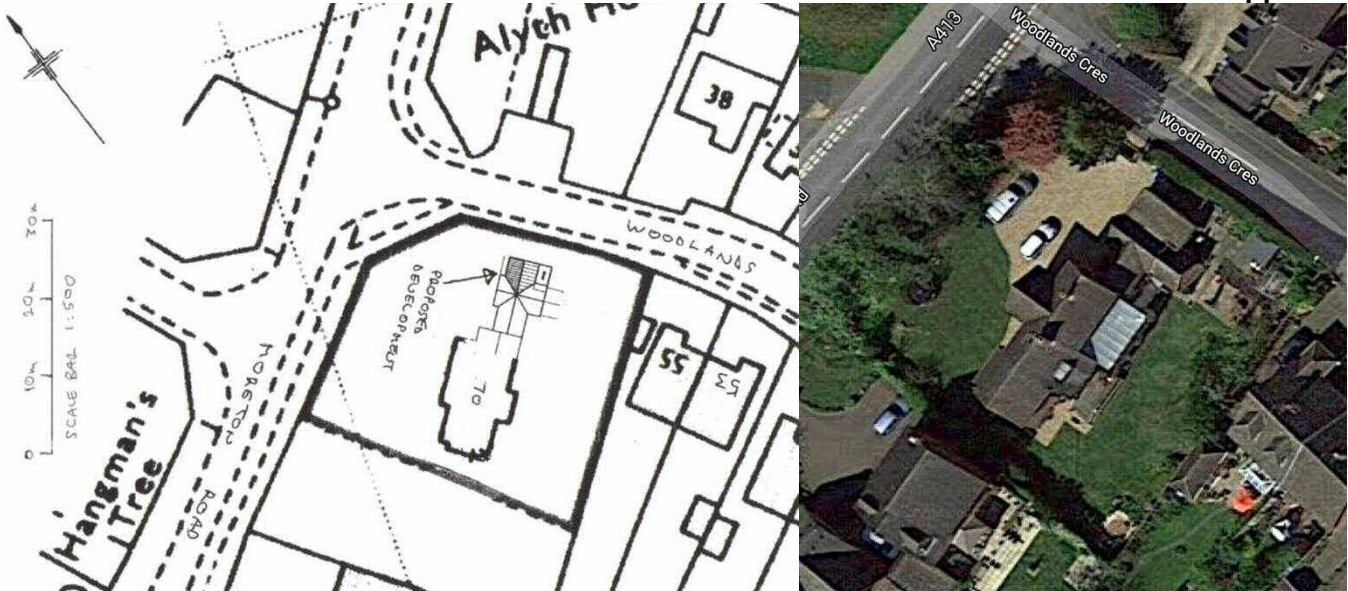
The flats vary in size as might be expected in an awkward shaped building – from Flat 5, 32.28m² (350 sq.ft) to Flat 2, 57.9 m² (623sq.ft), and are well-planned, with a kitchen (with cooker)/living/dining room, bedroom, bathroom (doubtless with a shower in the bath) and one or two good-sized cupboards.

Cycle parking (up to 4 flights of stairs, no lift)

Flat No.	Floor	Storage cupboard site if any	No. of doors to pass through (including cupboard door where applicable)
1	1 st	Off landing	3
2	1 st	Cupboard within flat, off hallway	4
3	1 st	Common access corridor outside flat	3
4	1 st	Common access corridor between flat and escape stairs	3
5	2 nd	Three bike stands on landing in shared cupboard	Only 1, but stands are parallel, making the inner bikes difficult to remove or park (see below)
6	2 nd		
7	2 nd		
8	2 nd	None marked, but access corridor matches that on floor below, so could be added	3
9	2 nd		



5. **20/02798/APP** 70 Moreton Road, MK18 1PE
Proposed garage wall and roof alterations
Oswald

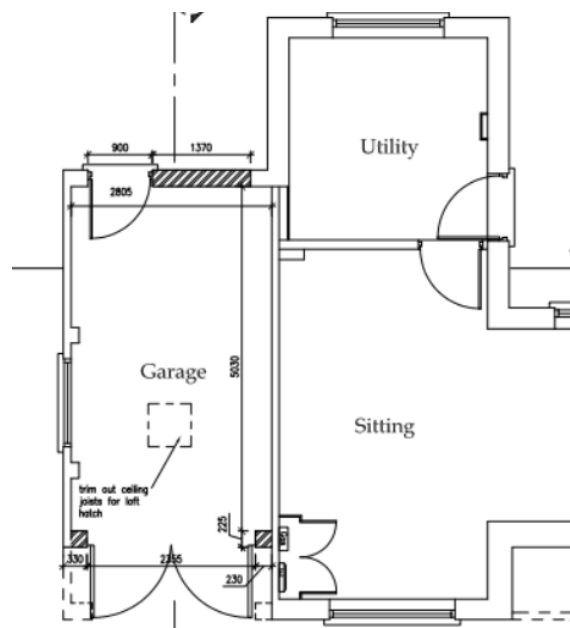


The blank area south of this site was originally part of it, and there are, of course, additional applications related to the house now built on the plot as can be seen from the satellite photograph. The plan above is from the application documents.

Planning History – 70 Moreton Road (excluding applications for premises now 68 Moreton Road))

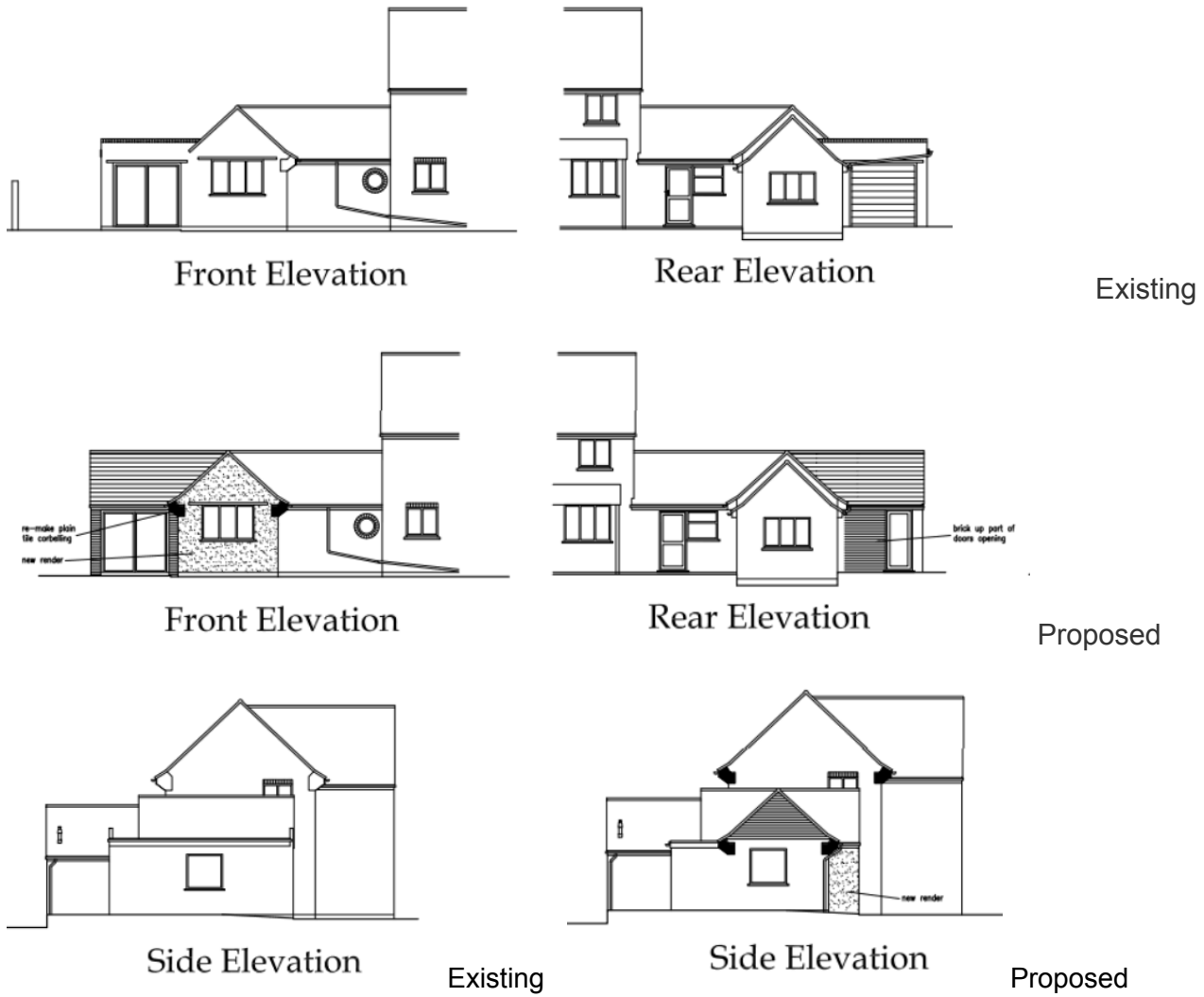
1	74/01314/AV	Attached garage	Approved
2	20/02798/APP	Proposed garage wall and roof alterations	Pending Consideration

The site is a substantial brick house at the southern corner of the junction of Moreton Road with the southern limb of Woodlands Crescent, and the flat-roofed garage is immediately inside the access from Woodlands Crescent. It is a later addition, and appears to have a single-skin garage door at the rear as well as the front (drive) end. The proposal affects the garage only, except where the new roof meets the existing gable over the sitting room in a T-form.



As can be seen from the photo (29/8/20), the front wall of the 6m deep garage is flush with the sitting room wall; the proposal is to take the garage wall and doors back almost a metre, replace the garage door at the rear of the garage with a brick wall and door (see shaded areas on drawings), and install a gable roof over the garage to make a loft with hatch entry (broken line on plan). The gable ridgeline is continuous with the

existing and the concrete tiles and other materials are to match existing.



6. **20/02904/APP** 2 Edge Hill Court, MK18 1TR
 Two storey and single storey side extensions
 Clark and Brocksmith



Appendix C

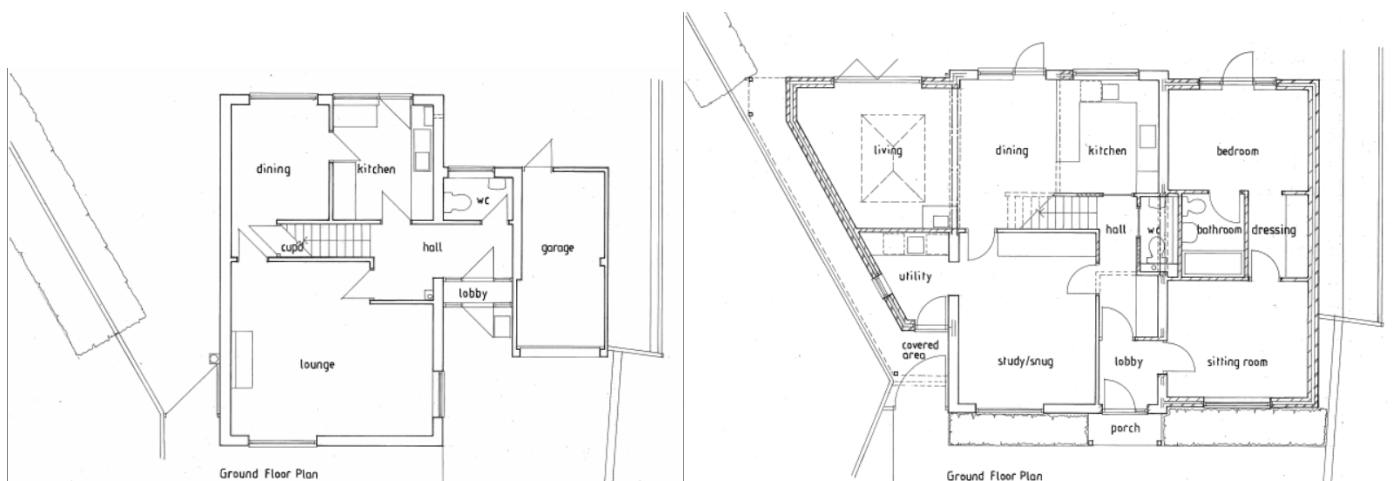
The site is at the far end of Edge Hill Court off Foscott Way on Page Hill and backs on to Maids Moreton Avenue. There are only three other houses in the Court – the southern side is all garages for the houses on Page Hill Avenue. The other three houses have all had (approved) work done over the years, including modifications to the front, pitched roof to the garage, and extensions to the side and rear. This house has had no work done. It is a four-bedroomed house, rectangular in plan with a L-shaped single storey side piece housing a garage, hall and cloakroom. This comes quite close to the originally identical garage of №3, see above. The rear garden is larger than average due to being a corner plot. The front is more triangular and tapers to drive width at the kerb. The site plan shows that the front garden is to be covered with permeable block paving to allow parking for three vehicles.

The proposed extensions – single storey to the left (MM Avenue side) of the house and two-storey to the right, the same width as the existing single storey garage and hall, and very slightly shorter in depth than the whole house. Its roof is clearly subsidiary. The single storey extension is to house a utility room at the front, with a door to the exterior, and a sitting room with lantern skylight at the rear; the existing sitting room is to become a narrower study/snug with a new hallway leading from a new front door with porch. The dining room and kitchen to the rear of the sitting room are to be made into one room, with the exterior door moved to the dining room, and the cloakroom will be re-sited so access is from the new hallway. The existing 4 bedrooms and bathroom are retained. The larger extension is to house a sitting room at the front with a bedroom at the back and a bathroom and dressing room between them. Approximately 40% of the first floor of this extension forms a dressing room and shower room opening off a bedroom, and the remainder is loft space, accessed from a door in the dressing room and lit by a rooflight.



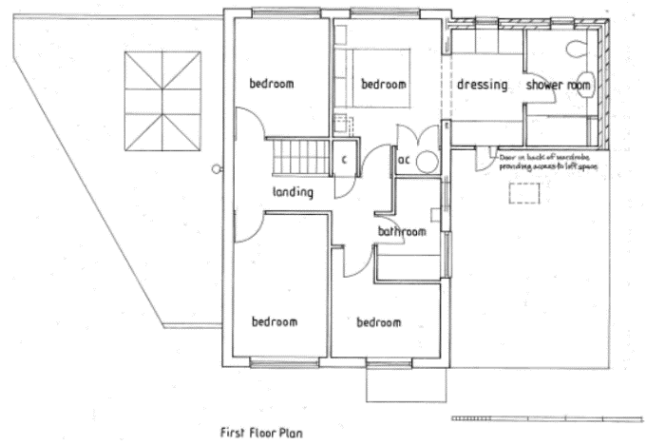
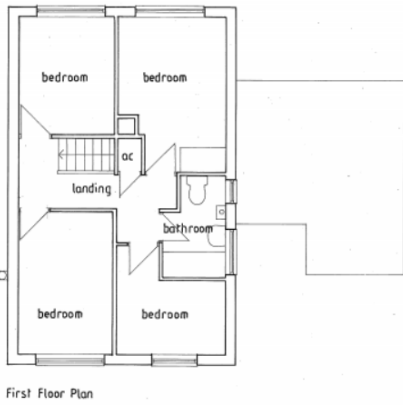
Existing front elevation

Proposed front elevation



Existing ground floor

Proposed ground floor



Existing first floor

Proposed first floor

7. **20/02981/APP** 100 Pillow Way, MK18 1RQ
Single storey rear extension
Green

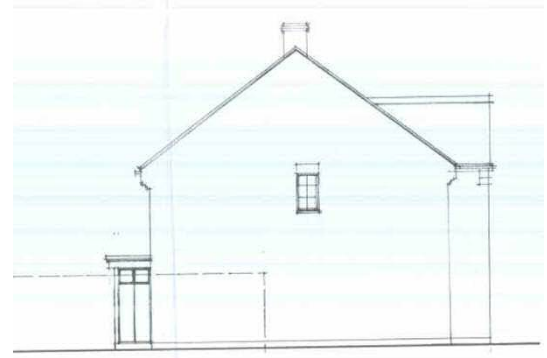


Plot #437 House type H456

The site is a four-bedroom detached house on the bypass edge of Lace Hill Phase II, on a corner plot near the smaller of the two attenuation ponds. It faces slightly north of east onto a wide green space and shared access that runs NW-SE through the whole estate to just north of the school. It has a detached double garage set somewhat back from the house and outside the garden wall.

The rear of the house currently has a small single storey flat-roofed sun porch leading off the kitchen. It is proposed to replace this with a single storey family room approximately the same size as the kitchen, with a double pitched gable roof, a square bay (with window seat) facing the garden with its own smaller pitched roof forming a T with the main extension, and bifold doors across the whole width of the southern end.

There are small windows high in the northern end, and two skylights in the slope of the extension roof that faces the house. The appearance of the house from the front is not affected, and little more than the extension roof will be visible over the garden wall. The plot is large and the garages belonging to the applicant and the neighbour ensure a good separation.



Existing side of house as viewed from Pillow Way



Proposed bypass (northern) side of house



Proposed Pillow Way side of house

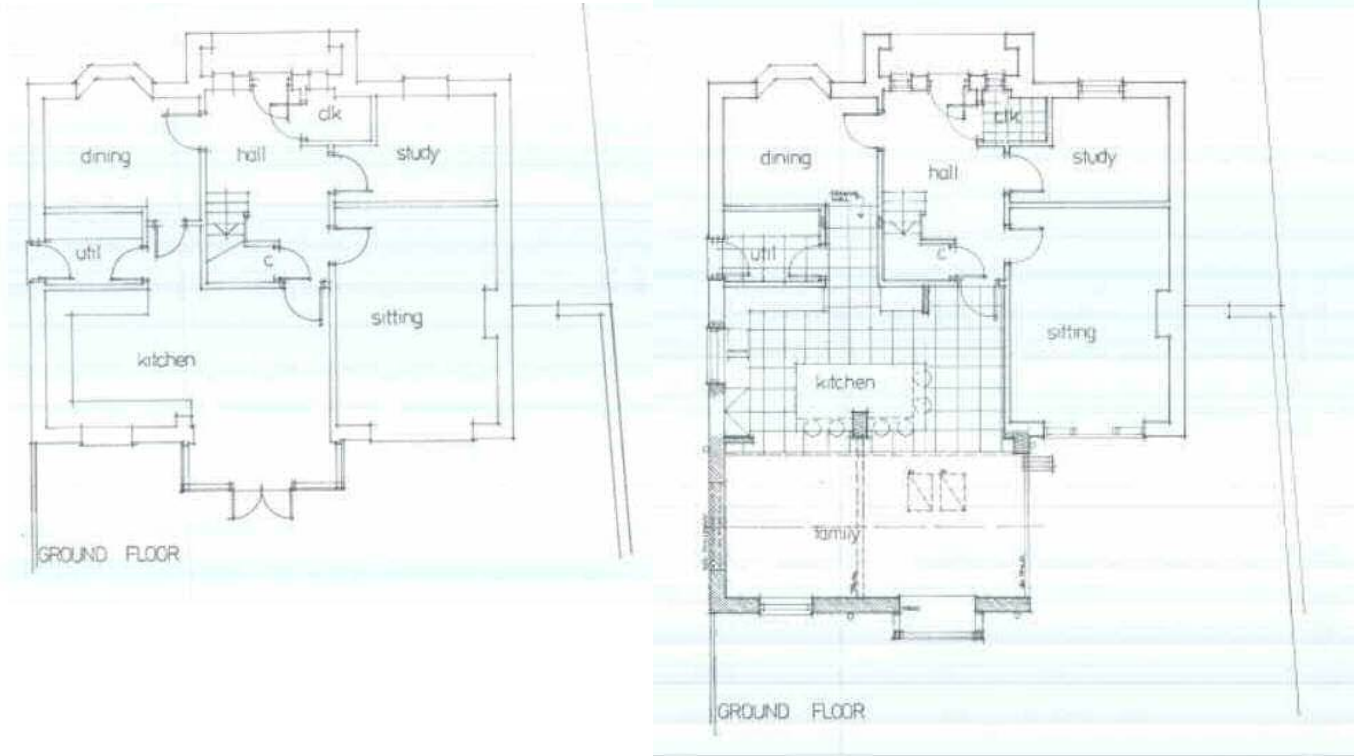


Existing

and



Proposed rear elevation



Exi

sting and proposed ground floor plans. Note that Pillow Way is to the right (roughly the south) and the garden boundary (to halfway along the sitting room) is a wall, indicated on the side elevation drawings above by a broken line.

Not for consultation

8. **20/02626/ACL** 11 Linen Lane, MK18 7RX
 Application for a Certificate of Lawfulness for a proposed Loft Conversion
Adilewa



Lace Hill Phase 2E housetype P502 plot no 579

As this is not for consultation, I will just point out that the area ADP for this part of Lace Hill (13/02997ADP) contained the following condition, which I construe as rendering an ACL application inappropriate as a bridlepath is a highway:

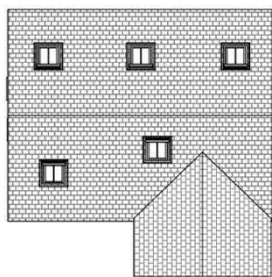
9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no enlargement of any dwelling nor the erection of any garage shall be carried out within the curtilage of any dwelling the subject of this permission, no windows, dormer windows, no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwelling which fronts onto a highway, no buildings, structures or means of enclosure shall be erected on the site which is the subject of this permission, no hard surface shall be provided on the land the subject of this permission, other than those expressly authorised by this permission.

Reason: In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for development having regard for the particular layout and design of the development and to accord with policies GP8 and GP35 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework.

The job description on the drawings is actually

Proposed Loft conversion With Roof Lights and two side windows to flank walls

The loft conversion proposed adds two bedrooms to the existing four and two bathrooms to the existing three, five rooflights where there were none, and two additional windows in each side wall.



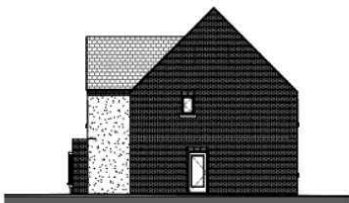
4 Proposed Roof Plan.
1: 100



1 Proposed Back Elevation
1: 100



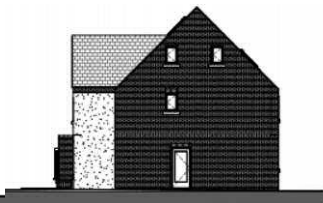
2 Proposed Front Elevation
1: 100



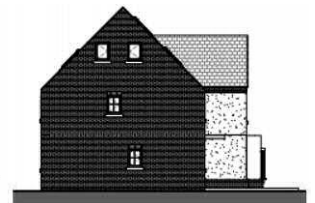
6 Existing Right Side Elevation
1: 100



7 Existing Left Side Elevation
1: 100



3 Proposed Right Side Elevation
1: 100



4 Proposed Left Side Elevation
1: 100

KM

7/9/20

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Shop not more than 280sqm mostly selling essential goods, including food and at least 1km from another similar shop	A1	F.2
Shop	A1	E
Financial and professional services (not medical)	A2	E
Café or restaurant	A3	E
Pub or drinking establishment	A4	Sui generis
Take away	A5	Sui generis
Office other than a use within Class A2	B1a	E
Research and development of products or processes	B1b	E
For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	B1c	E
Industrial	B2	B2
Storage or distribution	B8	B8

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Hotels, boarding and guest houses	C1	C1
Residential institutions	C2	C2
Secure residential institutions	C2a	C2a
Dwelling houses	C3	C3
Use of a dwellinghouse by 3-6 residents as a 'house in multiple occupation'	C4	C4
Clinics, health centres, creches, day nurseries, day centre	D1	E
Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	D1	F.1
Cinemas, concert halls, bingo halls and dance halls	D2	Sui generis
Gymnasiums, indoor recreations not involving motorised vehicles or firearms	D2	E
Hall or meeting place for the principal use of the local community	D2	F.2
Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms	D2	F.2

Changes of use within the same class are not development. Use classes prior to 1 September 2020 will remain relevant for certain change of use permitted development rights, until 31 July 2021. The new use classes comprise:

Class E (Commercial, business and service uses),

Class F.1 (Learning and non-residential institutions)

Class F.2 (Local community uses)

Government changes to the planning and legislation guidance

Briefing Note

Author: Susan Kitchen

Date: 27th August 2020

“This note has been produced to inform members of the recent changes made by central government to the planning system, some of which have already come into force in July 2020, others will be coming into force on 31st August or 1st September 2020.

This is separate from the government’s consultation launched on 6th August 2020 to reform the planning system, which can be found here: [Government White Paper](#) “

Warren Whyte Cabinet Member for Planning and Enforcement.

Summary of new planning legislation

Changes of use (Comes into effect 1st September 2020)

The legislative changes include changes to the Use Classes Order which see more types of commercial premises having “total flexibility”. For example, this creates a new broad “commercial, business and service” use class (Class E) which incorporates shops, financial and professional services, restaurants and cafes and offices into a single use class. Under this provision, the use of a building within this new use class will be able to change to another use, or mix of uses, within the use class without the need for planning permission.

Permitted Development Rights for Additional Storeys to Dwellinghouses (Comes into effect 31st August 2020)

New permanent permitted development rights allow existing houses to be extended by way of the addition of up to 2 storeys. The rights apply to existing houses which are detached, semi-detached or in a terrace. They are subject to maximum heights and only apply to houses built between 1st July 1948 and 28th October 2018 and do not apply in Conservation Areas. There are limitations and conditions that apply.

Permitted Development Rights for Additional Storeys to Create Dwellings (Comes into effect 31st August 2020)

The legislation will also allow the construction of up to 2 additional storeys on free standing blocks and on buildings in a terrace that are in certain commercial uses (including A1, A2, A3 and B1(a)), and in mixed uses with an element of housing, to create additional self-contained homes. The rights are subject to a maximum height limit of 30m for detached buildings and 18m for terraces. There are limitations and conditions that apply.

New dwellings on detached blocks of flats. (Came into effect 1st August 2020)

This provision allows an additional 2 storeys to be built on top of a block of flats to provide additional residential units. There are a number of restrictions, including that the block of flats must be at least 3 storeys high and built between 1st July 1948 and 5th March 2018. The additional storeys cannot be more than 7m higher than the original building and the extended building cannot exceed 30m high. Buildings within certain designated areas and listed buildings are excluded. Prior approval is required.. There are limitations and conditions that apply.

Permitted Development Rights for Demolition and Rebuild for Residential Use (Comes into effect 31st August 2020)

There are a number of new permitted development rights which allow for the demolition of vacant and redundant free-standing buildings that fell within use class B1 and flats and their replacement with residential development. The rights apply to purpose-built residential blocks of flats only, and therefore do not apply to terraced buildings, detached dwellings or mixed-use buildings. There are limitations and conditions that apply.

Other changes

There are a number of other changes, amongst them:

- Extending Planning Permissions and listed building consents which have lapsed or are due to lapse between 23rd March and 31st December 2020.
- Construction Site Hours provision for a temporary, fast track deemed consent route for developers to apply to vary existing conditions, or the details submitted under a condition, that limit construction site working hours.
- Hybrid Appeals: The Planning Inspector can apply more than one type of procedure (inquiry, hearing and/or written representations), depending on the particular issue at hand.
- Prior approvals to include additional matters for the local planning authority to consider regulating to change of use from retail, specified sui generis uses office, light industrial use or agricultural building to dwelling house, the provision of adequate natural light to all habitable rooms.

For further information please refer to the appendices to this note.

Appendix

Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020

- There have been a number of changes to the extent of work that can be carried out without planning permission under “permitted development”
- There are a number of changes to definitions including “dwellinghouse” and “flat”, and agreeing timescales for determining prior approval applications.
- There are various regulations which amend Class C, D, E, F, G and H of Part 1 of Schedule 2 to the 2015 Order to introduce a new limitation that these rights cannot be used by a dwelling house built under the new Part 20 to Schedule 2 to the 2015 Order introduced by regulation 22 of these Regulations.
- Regulations amends Class M, N, O of Part 3 of Schedule 2 to the 2015 Order: the local planning authority must also consider the provision of adequate natural light to all habitable rooms by the proposed change of use from retail, specified sui generis uses office, light industrial use or agricultural building to dwellinghouse, and under Classes M, N, O, PA and Q that applicants must submit floor plans indicating dimensions and proposed use of each room, the position and dimension of windows, doors, and walls, and elevations of the proposed dwellinghouses.
- Regulation 12 also adds to the prior approval procedure for development to which an application for prior approval relates to natural light, that the local planning authority must refuse prior approval if adequate natural light is not provided in all habitable rooms in the proposed development.
- Regulation 20 inserts a time limited right, Class BA (additional temporary use of land during the relevant period) of Part 4 of Schedule 2 to the 2015 Order, to provide between 1st July 2020 and 31st December 2020 and additional period of 28 days for a temporary use of land or an additional 4 days for the holding of a market or motor car and motorcycle racing including trials of speed, and practising for these activities.
- Regulation 21 inserts a time limited right that will cease to have effect on 23rd March 2021, Class BA (the holding of a market by or on behalf of a local authority) into part 12 of Schedule 2 to the 2015 Order to introduce a new permitted development right allowing for the holding of a market by or on behalf of a local authority during the relevant period from the coming into force of this Regulation until 23rd March 2021)
- Regulation 22 inserts Part 20 into Schedule 2 to the 2015 Order to introduce a new permitted development right, Class A allowing for the construction of additional dwellinghouses. The new permitted development right allows work for the construction of up to 2 storeys to create new flats on the topmost residential storey of a building which is an existing purpose-built, detached block of flats. The new permitted development right contains limitations and conditions on how it will operate. (see later)

Business and Planning Act 2020

The new Act introduces a number of new measures.

Summary:

- **Extending Planning Permissions:** Provision for an extension to planning permissions and listed building consents which have lapsed or are due to lapse between 23rd March and 31st December 2020. This extension will be to 1st May 2021. The extension will apply automatically for permissions and consents which are extant in between 19th August 2020 and 31st December 2020. Any planning permissions which have lapsed since 23rd March 2020 can be extended subject to an Additional Environmental Approval.
- **Construction Site Hours:** Provision for a temporary, fast track deemed consent route for developers to apply to vary existing conditions, or the details submitted under a condition, that limit construction site working hours. This measure came into force on 28th July 2020. Local authorities have 14 calendar days excluding public and bank holidays to consider such applications. If an application is approved, this will temporarily amend planning restrictions on construction working hours until 1st April 2021, unless otherwise agreed.
- **Hybrid Appeals:** This allows the Planning Inspectorate to apply more than one type of procedure (inquiry, hearing and/or written representations), depending on the particular issue at hand, when dealing with certain planning appeals under section 319A of the Town and Country Planning Act 1990 or under section 88D of the Planning (Listed Buildings and Conservation Areas) Act 1990 or section 21A of the Planning (Hazardous Substances) Act 1990.

New Regulations

The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020:

Will introduce three new broad use classes – Class E, Class F1 and Class F2. This means that the changes of use within these new classes will not require planning permission. It comes into force on 1st September 2020.

Summary:

Class E – “Commercial, Business and Service” – Use class would subsume the existing Class A1 (Shops), Class A2 (Financial and professional services), Class A3 (Restaurants and cafes), and Class B1 (Business) use classes.

Class F1 relates to “learning and non-residential institutions” and includes any non-residential use for the “provision of education, for the display of works of art (otherwise than for sale or hire), as a museum, as a public library or public reading room, as a public hall or exhibition hall, for, or in connection with, public worship or religious instruction, as a law court”

Class F2 relates to “local community” uses. These are listed in the regulations as “a shop mostly selling essential goods, including food, to visiting members of the public in circumstances where the shop’s premises cover an area not more than 280 meters square, and there is no other such facility within 1,000 metre radius of the shop’s location”.

It adds that this “provides some protection for such shops while placing those shops found on high streets and town centres in the new ‘commercial’ class”.

F2 uses also include a “hall or meeting place for the principal use of the local community, an area or place for outdoor sport or recreation, not involving motorised vehicles or firearms, an indoor or outdoor swimming pool or skating rink”.

Exemptions include any “public house, wine bar or drinking establishment”, “drinking establishment with expanded food provision”, hot food takeaways, live music venues, cinemas, concert halls, bingo halls and dance halls”.

Permitted Development Rights

Part 1 of the General Permitted Development) Order

Summary:

- Part 1 Class AA: This new class allows the enlargement of a dwellinghouse by the construction of [up to two additional storeys/one additional storey] immediately above the topmost storey of the dwelling house, along with any engineering operations that are “reasonably necessary for the purpose of that construction”.

This class does not apply to the following:

- A dwellinghouse that was constructed before 1st July 1948 or after 28th October 2018.
- A dwellinghouse that has been “enlarged by the addition of one or more storeys above the original dwelling house”.
- If permission to use the property as a dwellinghouse has been granted only by virtue of Part 3 Classes M, N, O, P, PA or Q.
- Article 2(3) land including conservation areas, Area of Outstanding Natural Beauty (AONB) and Metropolitan Green Belt (MGB).
- Site of Special Scientific Interest (SSSI)

There are definitions, exclusions and requirements criteria that would need to be met. The developer needs to apply to the local planning authority (LPA) with respect to the following issues:

- “impact on the amenity of any adjoining premises including overlooking, privacy and loss of light”
- The external appearance of the dwellinghouse, including “the design and architectural features of...(aa) the principal elevation of the dwellinghouse; and (bb) any side elevation of the dwellinghouse that fronts a highway”.
- Air traffic and defence asset impacts.
- Impact on a protected view identified in the “Directions Relating to Protected Vistas” dated 15th March 2012.

This would also be subject to certain conditions being met.

- Part 1 Class B: This class, which allows roof extensions, is amended so that it does not apply if the existing dwellinghouse has been enlarged in reliance on the permission granted by the above Part 1 Class AA. It sets out various definitions for the purposes of Part 1, is amended so that the definition of “terrace house” does not apply for the purposes of the above Part 1 Class AA, and a new definition is set out.

The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020 and

The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 3) Order 2020

Summary

- Part 20 Class ZA: This new Class allows the demolition of either a single purpose-built detached block of flats or a single detached building within B1, (office, research and development or industrial process), or a free-standing purpose-built block of flats, and its replacement by an individual detached block of flats or a single detached dwellinghouse within the footprint of the old building [note: in either case with up to two additional storeys].
- Part 20 Class A: This Class, which allows the construction of up to two additional storeys of new dwellinghouses on top of a purpose-built detached block of flats, is amended “to ensure consistent use of terminology throughout Part 20”
- Part 20 Class AA: This new Class allows the construction of up to two additional storeys of new dwellinghouses on top of a detached building that’s used within any of A1, A2, A3, B1(a), a “betting office”, a “pay day loan shop”, or a “laundrette” (or a mixed use of either
 - 1) 2 or more of these uses or
 - 2) C3 and 1 or more of these uses).
- Part 20 Class AB: This new Class allows the construction of [up to two additional storeys of/one additional storey of] new dwellinghouses on top of a terrace building [note: this includes a semi-detached building], that’s used within in any of A1, A2, A3, B1(a), a “betting office”, a “pay day loan shop”, or a “laundrette” (or a mixed use of either
 - 1) 2 or more of these uses, or
 - 2) C3 and 1 or more of these uses).
- Part 20 Class AC: This new Class allows the construction of [up to two additional storeys of/one additional storey of] new dwellinghouses on top of a terrace building [note: this includes a semi-detached building] that’s in use as “a single dwellinghouse” within C3.
- Part 20 Class AD: This new Class allows the construction of [up to two additional storeys of/one additional storey of] new dwellinghouses on top of a detached building that’s in use as “a single dwellinghouse” within C3.

This Class does not apply to the following:

- A building that was constructed before 1st July 1948 or after 5th March 2018
- A building that has been “enlarged by the addition of one or more storeys above the original building”.
- Article 2(3) land
- Site of Special Scientific Interest (SSSI)
- The standard 4 exclusions (i.e. listed building, scheduled monument, safety hazard area or military explosives storage area).
- Land within 3 km of an aerodrome.

There are definitions, exclusions and requirements criteria that would need to be met:

The developer needs to submit an application to the local planning authority (LPA) for prior approval under Part 20 with respect to the following issues:

- Transport and highways impacts.
- Contamination risks.
- Flooding risks.

Plus some variations in the following issues according to the Class:

- “the provision of adequate natural light in all habitable rooms of the new dwellinghouses”
- “impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses”.
- “impact on the amenity of the existing building and neighbouring premises including overlooking, privacy and loss of light”
- “impacts of the introduction of, or increase in, a residential use of premises in the area of the carrying on of any trade, business or other use of land in the area”
- The external appearance of the building, including
 - 1) “the design and architectural features of...
 - (aa) the principal elevation; and
 - (bb) any side elevation that fronts a highway, and
 - 2) the impact of any new “access to egress from the new dwellinghouses and existing premises or any new “storage, waste or other ancillary facilities”.
- Air traffic and defence asset impacts.
- Impact on a protected view identified in the “Directions Relating to Protected Vistas” dated 15th March 2012.

This would also be subject to certain conditions being met.

There are a number of other measures which are outlined in the recently published MHCLG “Planning Update Newsletter” which can be found [here](#):

Frequently asked questions:

Which category do takeaways fall into?

These now fall in to the list of sui generis uses, with no permitted changes of use e.g.

- pubs/bars (previously A4),
- takeaways (previously A5),
- cinemas and live music venues (previously D2)

The aim was to protect some of these uses and ensure that changes to those uses requires planning permission.

What will happen to the retail units in the town centres in Buckinghamshire ?

The government confirmed the intention of these changes is to *“support the recovery and reimagination of our high streets and towns”*.

Whilst the focus from the government is that these changes will help to revive our high streets and town centres, the new regulations do not solely apply to these areas – they apply across the board wherever these uses are. The Use Class Amendment Order makes no distinction between town or village centres and those outside of centres (such as in business and retail parks). These will also become ‘Use Class E’, and could therefore change to any other use within that Use Class without comprising ‘development’, and without the need for planning permission and consideration against policy.

What controls will be had over the change from one use in Class E to another in Class E?

Any external works to facilitate the use will also potentially still need permission i.e. changes to shopfronts, signage, cooking extract ducting;

Where there are planning conditions or Section 106s in place which restrict changes of use on a development, planning permission may still be required. These are however few in number.

The merging won't mean all class E uses will automatically benefit from the permitted development (PD) rights of some, such as offices, to change to residential.

Will local shops in our towns and villages be protected from these changes?

The government has also created an "F" class to community uses and small shops, under Class F2 “local community” uses. This includes “a shop mostly selling essential goods, including food, to visiting members of the public in circumstances where the shop’s

premises cover an area not more than 280 metres square, and there is no other such facility within 1,000 metre radius of the shop's location".

If a local shop is less than 280 metres square and there is no other shop within 1,000 metre radius it would fall within this class and not Class E. This provides some protection for these smaller shops.

When do these come into force?

The new use classes will come into effect on 1 September 2020.

The new permitted development rights for upward extensions and demolition of vacant buildings and replacement with flats will come into effect on 31 August 2020 with the exception of new dwellings on detached blocks of flats, which came into effect 1st August 2020).

What control will we have to prevent loss of our offices and light industrial buildings to other uses such as retail:

Any space classed as offices, research and development or light industrial town centre use will also fall within Class E and therefore can change without requiring permission from the council,. On top of this, elements of the existing D1 use (including clinics, health centres, creches, day nurseries, and day centres) and D2 use (gyms and most indoor recreations) will also fall within this new use class, further increasing the scale of the change.

Can I build a residential extension on top of a commercial building?

The new Class AA allows for the construction of up to two new storeys of flats on top of detached buildings in commercial or mixed use. If the building is not detached, a new Class AB permits the construction of new flats on top of terrace buildings (including semi-detached buildings) in commercial or mixed (including residential) use.

There are, however, a number of restrictions and conditions relating to reliance on the new permitted development rights including the need for prior approval from the Council.

The new PD rights to demolish vacant buildings and replace them with new residential units. Can we object to a prior approval on the loss of offices or light industry?

The only matters to be considered through prior approval are:

- the transport and highways impacts,
- contamination and flooding risks ,
- the impact of noise on the future residents,
- design and external appearance of the new building,
- the adequacy of natural light in all habitable rooms of each new dwellinghouse,
- the impact of the introduction of residential use into an area,
- the impact of the development on the amenity of the new building and of neighbouring premises, including overlooking, privacy and light.

There are restrictions which exclude listed buildings and buildings within certain designated areas and buildings over 1000sqm. The height of the new building cannot exceed 7m. above the height of the old building or 18m in total.

This means that the principle of the loss of such uses cannot be taken into account.

Further updated guidance is set out in the [National Planning Practice Guidance](#).

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	Year	Appln	Type	site	Proposal							Notes				
2	2016	00151	AOP	Land off Walnut Drive	170 houses							not in our parish				
3																
4																
4																
5	2018	00932	APP	19 Castle Street	6 flats above shop							amended plans	20/4/20			
6		01098	APP	23/23A/23B Moreton Road	split 3 houses into 6 flats							amended plans	23/03/20 and 6/7/20			
7		04290	APP	West End Farm	72 flats/Care Home	-	-	-	-	v	-	amended plans	4/2/19			
8		04626	APP	Overn Crescent	4 houses	-	-	v	-	-	-	amended plans	22/6/20			
9																
10	2019	00148	AOP	Land at Osier Way	up to 420 houses	-	-	-	-	v	-					
11		00391	APP	The Workshop, Tingewick Rd	ch/use & new access	-	x	-	-	-	-	amended plans	3/2/20			
12		00902	ADP	Land adj 73 Moreton Road	Reserved matters - 13 houses	-	x	-	-	-	-					
13		001476	APP	Station House, Tingewick Road	11 houses	-	-	-	?	-	-	additional document	27/2/20			
14		01564	APP	12-13 Market Hill (M&Co)	9 flats over and 23 newbuild flats behind	-	-	-	-	-	-					
15		02627	AAD	Old Town Hall	signage (retrospective)	-	-	-	-	-	-	amended plans	24/2/20			
16		03531	APP	10 Tingewick Road (Hamilton Precision site)	variation 16/02641/APP 50 houses	-	-	-	-	v	-					
17		03624	ALB	Old Town Hall	signage (retrospective)	-	-	-	-	-	-	amended plans	24/2/20			
18																

Pre-1st April 2020 "Oppose Attend" responses and post 1st April call-in requests

Appendix F

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
19	2020	00483	APP	Land behind 2 Market Hill	7 flats	-	-	-	-	-	-	add'l plans amended plans	23/03/20; & 17/8/20	no change; response changed to No Objections		
20		00510	APP	Moreton Road III	130 houses	-	-	-	-	√	-					
21		01018	APP	7 Krohn Close	extensions	-	x	-	-	-	-	amended plans	17/8/20	no change to original response		
22		01240	APP	5 The Villas	extension	-	-	-	-	-	√	add'l plans	22/6/20	no change to original response		
23		02013	APP	10 Hilltop Avenue	Fence and shed	-	-	x	-	-	-					
24		02506	ALB	50-51 Nelson Street	change #51 to HMO									in combination with 20/01830/APP		

Key √ = call-in actioned; x = refused; - = no response; ? = considered but not confirmed

Consultation on changes to planning policy and regulations

P1:

Q1: Do you agree that planning practice guidance should be amended to specify that the appropriate baseline for the standard method is whichever is the higher of the level of 0.5% of housing stock in each local authority area OR the latest household projections averaged over a 10-year period?

Q2: In the stock element of the baseline, do you agree that 0.5% of existing stock for the standard method is appropriate? If not, please explain why.

p16:

Q3: Do you agree that using the workplace-based median house price to median earnings ratio from the most recent year for which data is available to adjust the standard method's baseline is appropriate? If not, please explain why.

Q4: Do you agree that incorporating an adjustment for the change of affordability over 10 years is a positive way to look at whether affordability has improved? If not, please explain why.

Q5: Do you agree that affordability is given an appropriate weighting within the standard method? If not, please explain why.

p17:

Do you agree that authorities should be planning having regard to their revised standard method need figure, from the publication date of the revised guidance, with the exception of:

Q6: Authorities which are already at the second stage of the strategic plan consultation process (Regulation 19), which should be given 6 months to submit their plan to the Planning Inspectorate for examination?

Q7: Authorities close to publishing their second stage consultation (Regulation 19), which should be given 3 months from the publication date of the revised guidance to publish their Regulation 19 plan, and a further 6 months to submit their plan to the Planning Inspectorate?

If not, please explain why. Are there particular circumstances which need to be catered for?

p21:

Q8: The Government is proposing policy compliant planning applications will deliver a minimum of 25% of onsite affordable housing as First Homes, and a minimum of 25% of offsite contributions towards First Homes where appropriate.

Which do you think is the most appropriate option for the remaining 75% of affordable housing secured through developer contributions? Please provide reasons and / or evidence for your views (if possible):

- i) Prioritising the replacement of affordable home ownership tenures, and delivering rental tenures in the ratio set out in the local plan policy.
- ii) Negotiation between a local authority and developer.
- iii) Other (please specify)

p22:

With regards to current exemptions from delivery of affordable home ownership products:

Q9: Should the existing exemptions from the requirement for affordable home ownership products (e.g. for build to rent) also apply to apply to this First Homes requirement?

Q10: Are any existing exemptions not required? If not, please set out which exemptions and why.

Q11: Are any other exemptions needed? If so, please provide reasons and /or evidence for your views.

Q12: Do you agree with the proposed approach to transitional arrangements set out above?

p23:

Q13: Do you agree with the proposed approach to different levels of discount?

Q14: Do you agree with the approach of allowing a small proportion of market housing on First Homes exception sites, in order to ensure site viability?

Q15: Do you agree with the removal of the site size threshold set out in the National Planning Policy Framework?

Consultation on changes to planning policy and regulations

P24:

Q16: Do you agree that the First Homes exception sites policy should not apply in designated rural areas?

p27:

For each of these questions, please provide reasons and / or evidence for your views (if possible):

Q17: Do you agree with the proposed approach to raise the small sites threshold for a time-limited period? (see question 18 for comments on level of threshold)

Q18: What is the appropriate level of small sites threshold?

i) Up to 40 homes

ii) Up to 50 homes

iii) Other (please specify)

Q19: Do you agree with the proposed approach to the site size threshold?

Q20: Do you agree with linking the time-limited period to economic recovery and raising the threshold for an initial period of 18 months?

Q21: Do you agree with the proposed approach to minimising threshold effects?

P28:

Q22: Do you agree with the Government's proposed approach to setting thresholds in rural areas?

Q23: Are there any other ways in which the Government can support SME builders to deliver new homes during the economic recovery period?

P31:

Q24: Do you agree that the new Permission in Principle should remove the restriction on major development?

Q25: Should the new Permission in Principle for major development set any limit on the amount of commercial development (providing housing still occupies the majority of the floorspace of the overall scheme)? Please provide any comments in support of your views.

P33:

Q26: Do you agree with our proposal that information requirements for Permission in Principle by application for major development should broadly remain unchanged? If you disagree, what changes would you suggest and why?

Q27: Should there be an additional height parameter for Permission in Principle? Please provide comments in support of your views.

Q28: Do you agree that publicity arrangements for Permission in Principle by application should be extended for large developments? If so, should local planning authorities be:

(p34)

i) required to publish a notice in a local newspaper?

ii) subject to a general requirement to publicise the application or

iii) both?

iv) disagree

If you disagree, please state your reasons.

Q29: Do you agree with our proposal for a banded fee structure based on a flat fee per hectare, with a maximum fee cap?

Q30: What level of flat fee do you consider appropriate, and why?

p35:

Q31: Do you agree that any brownfield site that is granted Permission in Principle through the application process should be included in Part 2 of the Brownfield Land Register? If you disagree, please state why.

Q32: What guidance would help support applicants and local planning authorities to make decisions about Permission in Principle? Where possible, please set out any areas of guidance you consider are currently lacking and would assist stakeholders. **Q32:** What guidance would help support applicants and local planning authorities to make decisions about Permission in Principle? Where possible, please set out any areas of guidance you consider are currently lacking and would assist stakeholders.

Consultation on changes to planning policy and regulations

P36:

Q33: What costs and benefits do you envisage the proposed scheme would cause?

Where you have identified drawbacks, how might these be overcome?

Q34: To what extent do you consider landowners and developers are likely to use the proposed measure?

Please provide evidence where possible.

P37:

Q35: In light of the proposals set out in this consultation, are there any direct or indirect impacts in terms of eliminating unlawful discrimination, advancing equality of opportunity and fostering good relations on people who share characteristics protected under the Public Sector Equality Duty?

If so, please specify the proposal and explain the impact. If there is an impact – are there any actions which the department could take to mitigate that impact?

Planning White Paper – Planning for the future - consultation questions

page		Response options
23	1. What three words do you associate most with the planning system in England?	
23	2. Do you get involved with planning decisions in your local area?	[Yes / No]
23	2(a). If no, why not?	
23	3. Our proposals will make it much easier to access plans and contribute your views to planning decisions. How would you like to find out about plans and planning proposals in the future?	
23	4. What are your top three priorities for planning in your local area?	
25	5. Do you agree that Local Plans should be simplified in line with our proposals?	[Yes / No / Not sure. Please provide supporting statement.]
26	6. Do you agree with our proposals for streamlining the development management content of Local Plans, and setting out general development management policies nationally?	[Yes / No / Not sure. Please provide supporting statement.]
27	7(a). Do you agree with our proposals to replace existing legal and policy tests for Local Plans with a consolidated test of “sustainable development”, which would include consideration of environmental impact?	[Yes / No / Not sure. Please provide supporting statement.]
	7(b). How could strategic, cross-boundary issues be best planned for in the absence of a formal Duty to Cooperate?	
29	8(a). Do you agree that a standard method for establishing housing requirements (that takes into account constraints) should be introduced?	[Yes / No / Not sure. Please provide supporting statement.]
	8(b). Do you agree that affordability and the extent of existing urban areas are appropriate indicators of the quantity of development to be accommodated?	[Yes / No / Not sure. Please provide supporting statement.]
31	9(a). Do you agree that there should be automatic outline permission for areas for substantial development (areas) with faster routes for detailed consent?	[Yes / No / Not sure. Please provide supporting statement.]
	9(b). Do you agree with our proposals above for the consent arrangements for and areas?	[Yes / No / Not sure. Please provide supporting statement.]
	9(c). Do you think there is a case for allowing new settlements to be brought forward under the Nationally Significant Infrastructure Projects regime?	[Yes / No / Not sure. Please provide supporting statement.]
32/ 33	10. Do you agree with our proposals to make decision-making faster and more certain?	[Yes / No / Not sure. Please provide supporting statement.]
34	11. Do you agree with our proposals for accessible, web-based Local Plans?	[Yes / No / Not sure. Please provide supporting statement.]
36	12. Do you agree with our proposals for a 30 month statutory timescale for the production of Local Plans?	[Yes / No / Not sure. Please provide supporting statement.]
36	13(a). Do you agree that Neighbourhood Plans should be retained in the reformed planning system?	[Yes / No / Not sure. Please provide supporting statement.]
	13(b). How can the neighbourhood planning process be developed to meet our objectives, such as in the use of digital tools and reflecting community preferences about design?	
37	14. Do you agree there should be a stronger emphasis on the build out of developments? And if so, what further measures would you	[Yes / No / Not sure. Please provide

Appendix H

	support?	supporting statement.]
38	15. What do you think about the design of new development that has happened recently in your area?	<i>[Not sure or indifferent / Beautiful and/or well-designed / Ugly and/or poorly-designed / There hasn't been any / Other – please specify]</i>
38	16. Sustainability is at the heart of our proposals. What is your priority for sustainability in your area?	<i>[Less reliance on cars / More green and open spaces / Energy efficiency of new buildings / More trees / Other – please specify]</i>
40	17. Do you agree with our proposals for improving the production and use of design guides and codes?	<i>[Yes / No / Not sure. Please provide supporting statement.]</i>
41	18. Do you agree that we should establish a new body to support design coding and building better places, and that each authority should have a chief officer for design and place-making?	<i>[Yes / No / Not sure. Please provide supporting statement.]</i>
41	19. Do you agree with our proposal to consider how design might be given greater emphasis in the strategic objectives for Homes England?	<i>[Yes / No / Not sure. Please provide supporting statement.]</i>
43	20. Do you agree with our proposals for implementing a fast-track for beauty?	<i>[Yes / No / Not sure. Please provide supporting statement.]</i>
48	21. When new development happens in your area, what is your priority for what comes with it?	<i>[More affordable housing / More or better infrastructure (such as transport, schools, health provision) / Design of new buildings / More shops and/or employment space / Green space / Don't know / Other – please specify]</i>
50	22(a). Should the Government replace the Community Infrastructure Levy and Section 106 planning obligations with a new consolidated Infrastructure Levy, which is charged as a fixed proportion of development value above a set threshold?	<i>[Yes / No / Not sure. Please provide supporting statement.]</i>
	22(b). Should the Infrastructure Levy rates be set nationally at a single rate, set nationally at an area-specific rate, or set locally?	<i>[Nationally at a single rate / Nationally at an area-specific rate / Locally]</i>
	22(c). Should the Infrastructure Levy aim to capture the same amount of value overall, or more value, to support greater investment in infrastructure, affordable housing and local communities?	<i>[Same amount overall / More value / Less value / Not sure. Please provide supporting statement.]</i>
	22(d). Should we allow local authorities to borrow against the Infrastructure Levy, to support infrastructure delivery in their area?	<i>[Yes / No / Not sure. Please provide supporting statement.]</i>
51	23. Do you agree that the scope of the reformed Infrastructure Levy should capture changes of use through permitted development rights?	<i>[Yes / No / Not sure. Please provide supporting statement.]</i>
52/ 53	24(a). Do you agree that we should aim to secure at least the same amount of affordable housing under the Infrastructure Levy, and as much on-site affordable provision, as at present?	<i>[Yes / No / Not sure. Please provide supporting statement.]</i>
	24(b). Should affordable housing be secured as in-kind payment towards the Infrastructure Levy, or as a 'right to purchase' at discounted rates for local authorities?	<i>[Yes / No / Not sure. Please provide supporting statement.]</i>
	24(c). If an in-kind delivery approach is taken, should we mitigate against local authority overpayment risk?	<i>[Yes / No / Not sure. Please provide supporting statement.]</i>
	24(d). If an in-kind delivery approach is taken, are there additional steps that would need to be taken to support affordable housing quality?	<i>[Yes / No / Not sure. Please provide supporting statement.]</i>

Appendix H

53	25. Should local authorities have fewer restrictions over how they spend the Infrastructure Levy?	<i>[Yes / No / Not sure. Please provide supporting statement.]</i>
	25(a). If yes, should an affordable housing 'ring-fence' be developed?	<i>[Yes / No / Not sure. Please provide supporting statement.]</i>
59/ 60	26. Do you have any views on the potential impact of the proposals raised in this consultation on people with protected characteristics as defined in section 149 of the Equality Act 2010?	

Question 1: The Public Interest

Do you think there is a public interest in collating and publishing additional data on contractual controls over land?

Please give reasons.

Question 2: Rights of pre-emption and options

(a) Do you think that the definition of rights of pre-emption and land options in the Finance Act 2003, s. 4616 is a suitable basis for defining rights of pre-emption and options that will be subject to additional data requirements?

Please give reasons.

(b) Is the exemption for options and rights of pre-emption for the purchase or lease of residential property for use as a domestic residence sufficient to cover:

- options relating to the provision of occupational housing and
- shared ownership schemes?

Please give reasons.

(c) Are there any types of rights of pre-emption or options that do not fall under the scope of the definition in the Finance Act 2003, s. 46?

Please give reasons.

Question 3: Estate contracts

Are the tests set out above sufficient to avoid inadvertently capturing transactions not related to the development of land?

If not, please give examples.

Question 4: Other contractual controls

(a) Are there any contractual arrangements by which control can be exercised over the purchase or sale of land, which should be included within this regime and which are not rights of pre-emption, options or estate contracts?

Please give examples.

(b) If so, do you consider them (i) an interest in land (interests that are capable of being protected by way of a notice on the land register); or (ii) not an interest in land?

Please give reasons.

Question 5: Data requirements

(a) Are there any data fields that (i) should; or (ii) should not be subject to additional data requirements?

Please give reasons.

(b) Are there any data fields that (i) should; or (ii) should not be placed on the land register?

Please give reasons.

(c) Are there any data fields that (i) should; or (ii) should not be included in a contractual control interest dataset?

Please give reasons.

(d) Are there other data fields that should be collected?

Please give reasons.

(e) Do any of the data fields give rise to privacy risks?

Please give reasons.

Question 6: Contractual conditions

(a) Are there any data fields that (i) should; or (ii) should not be subject to additional data requirements?

Please give reasons.

(b) Are there any data fields that (i) should; or (ii) should not be placed on the land register?

Please give reasons.

(c) Are there any data fields that (i) should; or (ii) should not be included in a contractual control interest dataset?

Please give reasons.

Question 7: Legal Entity Identifiers

Should legal entities that are beneficiaries of contractual arrangements be asked to provide a Legal Entity Identifier?

Please give reasons.

Question 8: Data currency

(a) Should beneficiaries be required to provide updated information on:

- variation
- termination, or
- assignment or novation?

Please give reasons.

(b) Are there other ways in which data currency could be maintained?

Question 9: Accounting treatment

If your organisation is required to produce annual accounts, when are: (i) rights of preemption; (ii) options; and (iii) estate contracts recognised on the balance sheet?

Please give reasons and state the accounting standard used.

Question 10: Existing contractual control interests

(a) Should the requirement to supply additional data be limited to: (i) new contractual control interests only; or (ii) all extant interests?

Please give reasons.

(b) How long should beneficiaries of an extant contractual control interests that is varied, assigned or novated be given to provide additional data before losing protection: (i) three months; or six months?

Question 11: Current beneficiaries

What are the best ways of informing current beneficiaries of the need to provide additional data?

Please give reasons.

Question 12: A digital process?

Should the provision of additional data prior to the application process for an agreed notice be exclusively digital (with assisted digital support if required)?

Please give reasons

Question 13: Certification

Should beneficiaries of contractual control interests with a duty to produce annual accounts be required to certify that all relevant interests have been noted?

Please give reasons.

Question 14: Restrictions

(a) Should beneficiaries of contractual control interests be required to obtain an agreed notice before they could apply for a restriction?

Please give reasons.

(b) Should the protections of restrictions placed on an un-noted contractual control interest be (i) limited; or (ii) removed?

Please give reasons.

(c) If the Government accepts the Law Commission's recommendation on restrictions, should contractual control interest fall into the category of interest that cannot be capable of protection by way of a restriction?

Please give reasons.

Question 15: Alternative options

(a) Should a mandatory system be introduced whereby the beneficiary of a contractual control interest would, where it is possible to do so, be required to note their interest with HMLR?

Question 16: Current practice

(a) If you are a beneficiary of a right of pre-emption, option or estate contract, please indicate how you protect your interest.

	Notice		Restriction	Other	Do not protect
	Agreed	Unilateral			
Right of pre-emption					
Option					
Estate contract					

(b) What factors influence your choice?
Please give reasons.

Question 17: Data collation and provision

- (a) Are there any data fields in Annex A that contracting parties would not have readily to hand? Please them.
- (b) What is your estimate of the time needed to provide the additional data?
- (c) Does your entity hold a Legal Entity Identifier?

Question 18: Data currency

What additional work (over and above the time and cost of preparing annual accounts) would your organisation need to undertake to identify contractual control interests that needed to be updated?

Question 19: Certification

What additional work (over and above the time and cost of preparing annual accounts) would your organisation need to undertake to certify in your organisation's annual accounts that all relevant contractual control interests had been noted on the land register where the land is registered?

Question 20: Economic impact

What impact, if any, do you think that these proposals will have on the English land market (residential and commercial)?
Please describe the effects and provide evidence.

Question 21: Costs

What impact, if any, do you think that these proposals will have on the costs incurred by participants in the English land market (residential and commercial)?
Please describe the effects and provide evidence.

Question 22: Identifying and understanding contractual control interests

- (a) Can you estimate the amount of (i) time and (ii) money that you have spent on identifying land affected by a contractual control interest?
- (b) What is the source of your information?
- (c) Can you estimate the amount of (i) time and (ii) money that you have spent on seeking professional advice on exactly how a contractual control interest affects a piece of land?

Question 23: Market impact

(a) If you are a small or medium enterprise (SME) builder or developer, do contractual controls hinder your ability to assess the viability of a local market?

Question 24: Trust in the planning system

(a) Do you think that a lack of accessible and understandable data on contractual controls makes it more difficult for local communities to understand the likely pattern of development?

Please give reasons.

(b) If so, to what extent does it undermine trust and confidence in the planning system:

(i) not much; (ii) somewhat; (iii) a great deal?

Please give reasons.

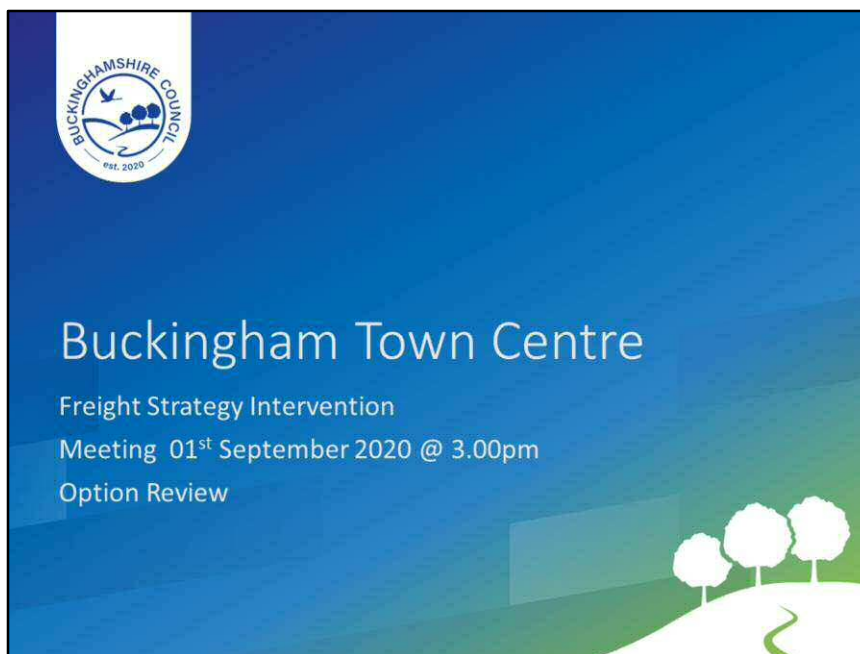
Question 25: Public Sector Equality Duty

What impact, if any, do you think that these proposals will have on people who share protected characteristics? Please describe the effects and provide evidence.

Question 26: Wales

Should a contractual control interest regime be extended to Wales?

Please give reasons.



Attendees: Graham Hillary CMILT Transport Strategy Officer (Freight)
 Buckinghamshire Council

Cllr. M. Cole JP	BTC
Mr. P. Hodson	Town Clerk, BTC
Cllr. A. Ralph	BTC
Cllr. C. Strain-Clark	BTC
Cllr. R. Stuchbury	BTC
Cllr. W. Whyte	Buckinghamshire Council
Mr. D. Childs	Buckingham Society
Mrs. K. McElligott	Planning Clerk, BTC

Agenda

- **Purpose**
To review identified options, pros & cons and agree a strategy to be documented and presented for political approval to proceed.
- **Options Overview** (Apologies for excessive text)
 1. Localised interventions
 2. Zonal approach
 3. Industrial park signposting
- **TRO Moratorium**
- **Agree preferred option**
- **Process Overview**

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Not wholly based on Buckingham Society suggestions, but some could be incorporated in County strategy

Aim is to seek means of keeping HGV traffic out of town area

Option 3 - Signposting – WW idea

Buckingham Town Centre Freight Strategy Intervention – Options

- **Option 1 – Buckingham Society Proposal**

- Physical Constraints
- Includes existing TROs

- **Option 2 – Freight Strategy Proposal**

- Zonal restriction
- Promotes routes around the centre

- **Option 3 – Signage for Industrial Sites**

- Identified routings to & from estates
- Dedicated signage using location codes

Option 1 - Localised interventions

(to be used in conjunction with existing TROs)

As proposed by the Buckingham Society

A1	Well Street	Introduction of a physical width restriction
A2	London Road / Bridge Street	Weight restriction on the bridge
A3	Tingewick Road	Physical width restriction (double at river walk pathway of Fisher Fields.
A4	Mitre Street	Physical width restriction

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Option 1: Localised interventions

A1. Well Street:

- Proposal is to use width restriction rather than weight limit as more likely to get compliance; there is a breach in the railings outside #14, a few metres uphill from the existing “Unsuitable for HGVs” sign with steps into the carriageway opposite The Woolpack PH; would not interfere with deliveries to the pub and other businesses in Well Street from Bridge Street end;
- GH has contacted Fire Service for their views
- Alternative access to upper Well Street vis St Rumbold’s Lane or Manor Street
- Parked cars are a natural width restriction

A2. Bridge over river, Bridge Street;

- Buckingham Society inserted weight restriction into suggestions to force HGVs to keep to signed routes;
- limit should be set to affect HGVs but not buses or emergency vehicles (20T?)
- RS concerned about Fair vehicles eg Dodgems (DC: can weight restrictions can be waived on temporary basis? GH: depends on reason; if for structural safety, no – will look into this);

A3/A4 Tingewick Road & Mitre Street should be considered together as restricting one will affect other;

- DC: included to stop HGVs taking short cuts through town
- GH: what restrictions needed?;
- DC: Tingewick Road Industrial Park – all HGVs to return to bypass via Tingewick Road, so blocked west of bridge, also need crossing by Fishers Field;
- GH: what about removal lorries, refuse lorries?
- RS: need to check refuse collection routes, as arranged as continuous, no back-tracking, for efficiency;
- GH: will investigate;
- DC: just have to take restriction slowly;
- RS: will also have to look at whether lighting adequate;
- WW: reduction of speed an added bonus to taking HGVs out of town; Mitre Street not at all suitable, too many right angles;
- DC: SatNavs will divert vehicles via Bath Lane if other routes are restricted, also not suitable;
- WW: also concerned that relevant street furniture not too crude, especially in Conservation Area;
- MC: noted (national) proposal to ban parking on pavements, if adopted will restrict road widths still further;
- AR: need access to University in Hunter Street as well – deliveries and coaches; suggest use Inov8 (Hartridges) site and transfer from there (NB likely to be construction site at some point as planning permission granted);

Existing TROs (to be used in conjuncture with the Buckingham Society proposed actions)

C1	Bourton Road	7.5t restriction signposted off A413. Further directional signpost identifying the restriction on the approach to the roundabout.
C2	Bourtonville	7.5t except for access of the London Rd. No signage at the Bourton Road end.
C3	Market Square	Signage on the Bridge St entrance to Market Sq showing 7.5t restrictions on Market Square and Castle St. Only accessible route is A422 West St to Brackley. No signage at start of Castle St. 7.5t Except loading for Market Sq at A413 roundabout and again on the directional sign on the corner of Cornwallis. Directional sign on the A413 approach to the Goal shows restriction Market Sq and all routes East.
C4	High Street	No sign off Stafford Rd. / A413/ Market Sq. Nothing to indicate restricted route.
C5	School Lane	7.5t excess for access sign off Nelson St. Single track road 7.5t except for access at West St/ Ouse Valley Way end.
C6	Bristle Hill	Nothing at entrance of School lane, though covered by School Lane restriction. Tired looking 7.5t sign at Castle St end.
C7	Bath Lane	7.5t except for access at Tingewick Rd end (Could do with a 2nd sign to improve visibility. No sign at Gawcott Rd end. 15'9" bridge signage at both ends.
C8	Gawcott Road	Signposted as 7.5t restriction (no noted exceptions) off Emberton Way and at the roundabout. 7.5t except access signposted 150 yds from the junction with Emberton. Nothing where Mitre Street changes to Gawcott.
C9	Tingewick Road	Directional signage at Junction with Nelson to Bicester and others. No restriction signage. 7.5t restriction signage at A421 junction, signed to industrial park.
C10	Addington Road	7.5t with access of the A413 Moreton Rd. Same at the Stafford Rd end. Residential road linked the two A routes.
C11	Western Avenue	5.5t except for loading signposted off the Brackley Rd. Same at the Moreton Rd end.
C12	Well Street	7.5t Env at Bridge St & Unsuitable for HGV. Unsuitable for HGV at St. Rumbolds Lane entrance.
C13	Hunter Street	Nothing at Mitre St / Bernwood Jubilee Way end. 7.5t with access at Nelson St / Tingewick Rd end.
C14	Stratford Road	Signage for Buildbase on side of a building just past the BP garage. Directional signage on A422 approach to roundabout showing restricted town centre route down Stratford Rd. Signposted 7.5t on roundabout entrance to Stratford Rd. Restricted signage on A413 approach to roundabout.
C15	London Road	Signposted on A421 both directions and on entrance to London Rd. No restriction on Southern section.

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Existing TROs

GH: County are conducting audit of existing TROs before rescinding BCC ones and reinstating as BC; need to resolve inconsistencies and signage

Localised Interventions

Pros	Cons
<p>Well Street</p> <ul style="list-style-type: none"> Physical restriction clear that HGVs cannot proceed Opportunity to turn around if HGVs enter Protects properties and the associated chaos Fire engines will be able to get to properties between Bridge St and Brooks Court using a hose. <p>London Road / Bridge St</p> <ul style="list-style-type: none"> Supports BC preferred HGV route Restricts HGVs use as a cut-through Enables easy enforcement procedure (*) Protects the London Road Bridge from heavy loads Eliminates the difficult and dangerous use of Bridge Street around the Old Town Hall. The proposed 20t bridge limit would allow buses and emergency vehicle access. 	<ul style="list-style-type: none"> Fire Engines will not be able to access properties down Well Street beyond the barrier. Fire engines will need to take an alternate longer route for properties beyond the barrier. Residential deliveries on HGVs above 7.5t, including moving vans, and council service vehicles beyond the barrier will need to access via Manor St / St Rumbolds Will require arrangements to be made for deliveries and services to locations beyond the bridge to be carried on vehicles no heavier than 20t. Will require a restriction at the Old Town Hall entrance to Bridge Street / signage regarding the bridge. Although structural restrictions are clearer to identify breaches there would concerns how TVP and TS would enforce.

Localised Interventions

Well Street

- Need to check with Fire Brigade (as have largest emergency vehicles);
- Need to check feasibility of St. Rumbolds Lane and Manor Street as alternatives;

Bridge Street

- Solution needs to be easily enforceable; enforcement by Trading Standards or Police – not a priority; enforcement fines go into central purse, not county's, therefore loss-maker as far as they are concerned; without funding can't invest in technology;
- DC: so a better chance of enforcing width restriction?;
- GH: depends on what type – if requires police to observe vehicle breaching restriction, so only if they happen to be following;
- RS: it's about doing good without doing harm (to economic life of town)

Localised Interventions

Pros

Tingewick Rd /

- Effectively blocks off HGVs cutting across Buckingham using unsuitable roads
- Protects the bridge across the Great Ouse on Tingewick Rd
- Gives further protection to St. Rumbolds Lane, Manor St, Well St, Castle St, School Lane, & Church St from vehicles taking short cuts.
- Ensures HGV use HGV routes
- Limits routing complications to vehicles wider than 2m travelling west from the Hunter St area.
- Width restriction on Mitre St will stop vehicles using Gawcott Rd and Mitre St as a cut-through.
- Drivers more likely to take notice of width restriction signs (*)
- Access maintained for industry at junction Bath Lane & Mitre St.

Cons

Mitre Street

- Large vehicle having delivered in the Hunter St area wishing to head west will need to navigate restrictions to join the preferred HGV route.
- Large vehicles who have delivered in the Hunter St area may use School Lane to go west via Brackley Rd. (*)
- May affect access for residential deliveries, removal vans, council service vehicles and emergency vehicles

Localised Interventions:

- RS: needs advance signage so vehicles don't commit and then find they are blocked and have nowhere to turn;
- DC: all options will need good advanced signage; also having ignored signage once, they won't do it again – word will get around that you don't cut through Buckingham;
- RS: also need to consider the pandemonium at school bus time; GH: have already asked the school bus team for their views;
- GH: HGV route for vehicles emerging from Hunter Street is a challenge, can't use School Lane, it's already restricted;
- WW: can't support 2m width restriction, many cars are wider than that including wing mirrors; also need to be able to accommodate Community Bus;

Option 2 - Zonal Town Centre Restriction

As proposed by the Freight Strategy

- Using the A421, A413 and A41 as a preferred freight route.
- Restricting the A422 to HGV access for identified commercial site and farming locations only. No access to town centre
- Allowing town centre access for HGVs to local needs only.
- Promotes use of key routes in and out the zone

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Option 2 - Zonal Town Centre Restriction

Concept – to stop vehicles coming into town centre in the first place – as a through route, not preventing deliveries;

NB: Not A41 - A43 is meant.

- WW: A413 north of town is not an HGV route due to difficult bend at Akeley; A413 south of town OK; access to Whittlebury and Silverstone needs to be all from A43; only Rugby Club in Maids Moreton needs HGV access.
- GH: Stratford Road also not part of HGV routing;
- RS: A422 West Street is also a problem, too narrow at town end;
- WW: already has black signs, just not observed;
- GH needs to be enforced. Not very much longer in miles or minutes to use A43/A421 instead of A422.

Zonal Town Centre Restriction

Pros

- Easy to understand
- Removes any existing TRO confusion and anomalies
- Promotes the use of more appropriate roads around the town for HGVs
- Supports local businesses
- Promotes use of key HGV routes in and out the zone
- Removes the need physical restrictions with potential impact on emergency & critical services
- Facilitates bus operations
- Potential for
 - Timed access for retail
 - Pedestrianisation of some town centre streets / areas
- Supports enhanced community / commercial collaboration

Cons

- Lack of enforcement demands greater community support
- Will require a high-level of communications
- Will not remove 100% of HGVs from the town centre.
- Does not physically restrict roads
- Will add some cost for business from diversions
- Need to validate against other plans
 - VALP and Buckingham Town Plan

Zonal Town Centre Restriction
Easy to understand.

Option 3 – Signage for Industry

As proposed by Buckingham Town Council

- Using dedicated signs to direct HGVs to identified industrial locations
- Utilising a coded series to signs
 - E.g. For Gawcott Industrial Site follow 
- Routes to industrial locations pre-determined avoiding sensitive town centre roads

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Option 3 – Signage for Industry

Colour-coded plates easy to understand even for non-English-speaking drivers

Signage for Industry

Pros

- Easy to understand
- Encourages HGVs to follow defined routes to the industrial locations
- Minimises HGVs going down sensitive town centre roads
- Supports local businesses
- Helps drivers navigate the area with less lost trucks
- Supports enhanced community / commercial collaboration

Cons

- May not be clearly understood by non UK drivers
- Needs to be checked against statutory signage guidelines or
- Needs to be validated as allowable local unregulated signage.

Signage for Industry

- WW: Industrial areas currently badly signed leading to lost drivers
- RS Colour codes can be easily added to existing signs;
- GH: have to consult TfB colleagues on this; also talk to occupants of Industrial Parks and encourage them to inform their suppliers of the letter to follow.

Agenda Items

- TRO Moratorium
- Agree preferred option
- Process Overview
 - Document Options Analysis
 - Include Data Analysis
 - Ecological studies
 - Prepare Briefing Paper for the Cabinet Member for Transport
 - Informal Engagement
 - Including public presentations & proposal survey
 - Cabinet Member for Transport Briefing
 - Statutory Consultation
 - Officer Sign-off
 - Implementation

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Agenda items

- MC: adding extra miles to avoid restrictions for – say – 10 deliveries a day upsets schedules and extra fuel used is bad for the planet;
- GH: Road Haulage estimates £3/mile – have to balance these aspects;
- RS: please talk to NFU as well, most large plant (eg combine harvesters) is contract-hire now, not owned by farmer so needs access

TRO Moratorium:

No new orders to be made until audit completed; concerns about existing Orders' accuracy and suitability, not just Buckingham, all over County; then review, before transfer to new Authority. Statutory consultation on changes.

- RS: Procedure – Cabinet? GH: Ivinghoe was done via the Cabinet Member, not the full Cabinet; this is a similar scale so could be done by the same route
- Suggestions on how to proceed? Localised interventions (wholesale)? Zonal (Industrial Park signage first?) What to recommend to Cabinet Member?
- WW: Options 2 & 3 are no-brainers; issues with some physical restrictions; Well Street suggestion would have huge support; others are more difficult, but would get public support
 - DC: can drop bridge from Option 1; Buckingham Society wants Tingewick Road,

Well Street, Mitre Street implemented; supports Options 2 & 3;

- GH: funds are limited, may not be able to deliver everything; can do Well Street and prioritise Tingewick Road; will consult with the scrap metal business on Mitre Street (maintain access via Gawcott Road?)
- WW: may be the Community Board might be able to offer funding – get TfB to price works. (RS supported)
- AR: call each in turn for views?
 - CS-C: support Well Street restriction; also something to keep heavy traffic out of town;
 - AR: Options 2 & 3 have broad benefit to town as a whole + Well Street as a specific action;
 - MC: Comments are personal; support AR; leave BTC comments to Planning Committee;
 - DC: Yes, Well Street; drop bridge; do Tingewick Road and Mitre Street together otherwise traffic will cut through the unrestricted one; what about funds from HS2? Option 3, definitely; Option 2 needs enforcement;
 - WW: HS2 money not for Buckingham, been set by the Act, only for villages and roads to south of town; GH will check;
 - WW: As AR; Options 2 & 3 may solve some issues anyway; suggest pursue role for Community Board and ask Economic Development Group to help with communications;
 - RS: support AR as a Shire Councillor; Well Street a priority; Tingewick Road and Mitre Street as reserve, according to funds; request GH to pen application for himself & WW to submit to Community Board;
 - GH: May be quicker to do for Industrial Signage; Option 2 unsuitable for Community Board.
 - PH: nothing to add.

 - Meeting closed at 4.55pm.

**BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 14th SEPTEMBER 2020**

Contact Officer: Paul Hodson, Town Clerk

Business Plan and Budget Proposal

1. Recommendations

1.1. It is recommended that the Committee note the report.

2. Background

1.2. Following the creation of Buckinghamshire Council, the old Aylesbury Vale District Council's New Homes Bonus Fund no longer exists. The new Council has, however, introduced a new Local Infrastructure fund. The Fund is being managed through the Community Boards. For the Buckingham and Villages Community Board there is £139,374 available in this financial year. The formal application process has not yet opened. It is hoped that details will be available in the next few weeks. If information is available in time, the next meeting of the Planning Committee will be advised of the details and any possible options.