



# BUCKINGHAM TOWN COUNCIL

TOWN COUNCIL OFFICES, THE BUCKINGHAM CENTRE,  
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Tuesday, 10 March 2015

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on 16<sup>th</sup> March 2015 at 7pm in the Council Chamber, Cornwalls Meadow, Buckingham.

C.P. Wayman  
Town Clerk

Please note that the meeting will be preceded by a Public Session in accordance with Standing Order 1.3, 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 16<sup>th</sup> February 2015 ratified at the Full Council meeting held on 9<sup>th</sup> March 2015.

**Copy previously circulated**

### 4. Action Reports

To receive action reports as per the attached list.

4.1 (668.1 VALP) To receive an update from AVDC

4.2 (416.3: Conservation Area signage) To receive (via Cllr. Stuchbury) a report from BCC

**Appendix A**

**Appendix B**

**Appendix C**

**Appendix D**

4.3 (736.2.2: Tingewick Rd. tree) To receive the Tree Officer's response

4.4 (732.1: Moreton Road footways) BCC has replied as follows: A continuous footway is being secured as part of the current application, from Phase 2 to the northern bus stop (adjacent to the Rugby Club access). I have spoken to the Transport Coordinator and the zebra crossing for Phase 2 is to be located within the vicinity of the new access for Phase 2 (rather than at the access to the play area, which the original drawings showed). This will provide a safe crossing point from Phase 2, particularly for those accessing the infants school in Avenue Road.

### 5. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 2<sup>nd</sup> and 23<sup>rd</sup> April 2015, with SDMC meetings on 1<sup>st</sup> and 22<sup>nd</sup> April 2015.

Buckingham



Twinned with Mouvaux, France



To consider planning applications received from AVDC and other applications

1. 15/00084/AAD 17 West Street [*Buckingham Fort*], MK18 1HE  
Replacment of 3no. externally illuminated wall mounted fascia signs  
*Rahman*
2. 15/00247/APP Walnut Yard, Church Street, MK18 1BY  
Change of use from dwelling house (C3) to non-residential institution (D1) and residential institution (C2)  
*University of Buckingham*
3. 15/00445/APP 34 Gilbert Scott Road, MK18 1PS  
Front elevation infill  
*Smith*
4. 15/00477/APP 28 Hare Close, MK18 7EW  
Conversion of double garage to form an annexe and alterations to driveway  
*McStraw*
5. 15/00485/APP 1 Manor Gardens, MK18 1RJ  
Single storey side extension  
*Aston*
6. 15/00520/APP 52 Overn Avenue, MK18 1LT  
Single storey side and front extension  
*S.D.Gurney Ltd.*
7. 15/00621/APP 14 Portfield Close, MK18 1BD  
First floor side extension  
*Cain*
8. 15/00685/APP 9 Hare Close, MK18 7EN  
Two storey side extension and first floor extension over existing garage to provide additional living accommodation  
*Holroyd*
9. 15/00755/APP Benthill Barn, London Road, MK18 1SZ  
Single storey rear extension  
*Loveless*
10. 15/00754/ALB 3 Well Street, MK18 1EP  
Change of use from garage to 4Nº one bedroom and 1Nº two bedroom flats  
*Dobbs*

The following tree applications [*the first two of which have already been approved*] are included for Members' information only, and any relevant correspondence will be posted on the Chamber board:

- a) 15/00514/ATC University of Buckingham, Hunter Street  
Re-pollard 12 willow trees for general maintenance adjacent to the river  
*Cross*

Chandos Park, Chandos Road  
 Crown reduce one poplar by 30% and prune branches away from tennis court spotlights, remove damaged limb from one weeping willow and prune back to main stem, re-pollard 3 willow to last growth points and remove deadwood from lime.  
 BTC

c) 15/00776/ATC

Manor House, Church Street, MK18 1BY  
 Partial reduction of one copper beech (height 20m approx. and crown spread 18m approx.)  
 Marshall

## 6. Planning Decisions

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

Approved		BTC response	Officer recomm <sup>n</sup> .
14/03420/APP	Tesco, London Rd. Ext'n to Dotcom facility, 3.6m fence	No objections	-
14/03574/APP	Plots 583-586, Lace Hill Amendment to 13/01549/ADP	No objections	-
14/03635/APP	4 Constance Street Insert 3 dormers & 2 rooflights	No objections	-
14/03679/APP	HSBC, Market Hill Replacement ATM surround	No objections	-
14/03685/APP	30 Bourton Road 2st.side & s/st.rear extensions	No objections	-
14/03720/APP	2 Bodenham Close 1 <sup>st</sup> floor side & s/st rear extensions	No objections	-
14/03778/APP	18 Gifford Place Single storey side extension	No objections	-
15/00514/ATC	University, Hunter St. Repollard 12 willow trees	No objections	-
15/00550/ATC	Chandos Park Work to trees	n/a	-

### Refused

14/03429/APP	15 Embleton Way	Conv.garage into habitable accomm.	No objections	-
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### Not consulted on:

#### Approved

15/00159/ATC	23 Chandos Road	Fell 1 tulip and 1 spruce tree
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## 7. Case Officer Reports (& Recommendations)

### 7.1 Strategic Development Control (11<sup>th</sup> March 2015)

14/02601/AOP Land at Castlemilk, Moreton Road

Outline application with access to be considered at this stage for the erection of up to 130 dwellings and full planning permission for the change of use from agricultural land to sports pitches/recreational open space and informal open space.

The officer's report is available in the office and on the AVDC website. The Clerk will give a verbal report at the meeting.

### 7.2 Development Control (12<sup>th</sup> March 2015)

No Buckingham applications.

## 8. Enforcement

8.1 To note that the Enforcement Bulletin for January has been received and the list updated accordingly.

**Appendix E**

8.2 (06/02933/ATP: London Road Tree) To receive a response from Mr. Farmer of the Buckingham Society

**Appendix F**

8.3 To report any new breaches

**9. Transport**

9.1 To note that from 7<sup>th</sup> April 2015 the 133 (Water Stratford – Buckingham via Tingewick & Embleton Way; one each way on a Tuesday) and 134 (Westbury – Buckingham via Dadford and Chackmore; one each way on a Tuesday) bus services will each run approximately 20 minutes later than currently. Passengers will still have slightly over 2 hours in Buckingham.

9.2 To report any damaged superfluous and redundant signage in the town.

**10. Any other planning matters**

10.1 Consultation: Buckinghamshire County Council Replacement Minerals & Waste Local Plan To receive discuss and agree a BTC response to this consultation (closing date 2<sup>nd</sup> April 2015) available at <http://buckscc.objective.co.uk/portal/mw/lp/mwlp>. Section 7 of the attached appendix contains the questionnaire; Members are asked to prepare any comments in advance of the meeting. **Appendix G**

10.2 Planning Statistics

Statistics for 2014 applications are attached for Members' information (some are as yet undecided). **Appendix H**

10.3 s106 Quarterly Update: the only comment supplied is from AVDC re Lace Hill

"The only point to add is receipt of 50% (£109,514) of the Sport & Leisure Contribution due at the 300<sup>th</sup> occupation. The same amount is expected from the other Developer shortly."

10.4 (674/14 Infrastructure questionnaire) 8 parishes replied; the results are summarised in the Appendix. **Appendix I**

**11. Correspondence**

11.1 North Bucks Parishes Planning Consortium: to receive for information an exchange of correspondence between Ms. Tracy Aldworth and NBPPC **Appendix J**

11.2 (364/14) Travel Plans: to receive and discuss the letter sent and response received. **Appendix K**

**12. Draft Guide for New Members**

(674.3/14) To receive the document requested and discuss amendments **Appendix L**

**13. News releases**

**14. Chairman's items for information**

**15. Date of the next meeting:** Monday 7<sup>th</sup> April 2015 following the Interim Council meeting.

To Planning Committee:

Cllr. J. Harvey

Cllr. P. Hirons

Cllr. D. Isham

Cllr. A. Mahi

Cllr. M. Smith

(Chairman)

Cllr. Mrs. C. Strain-Clark (Vice Chairman)

Cllr. R. Stuchbury

Cllr. M. Try

Cllr. W. Whyte

Mr. I. Orton (co-opted member)

**ACTION LIST**  
**Planning responses**

**Appendix A**

Minute	Urgent responses sent	Responses posted
669/14	New system used for both application & amended plan 19/2/15	Both 19/2/15

Subject	Meeting date/ minute	Action taken on	Form	Response received	Prompt/ reminder sent	Response received
Transport	1/7/13 186/13	<b>All Members</b>	Reduction of sign clutter	To be standard agenda item		
Footpath, Moreton Road	7/10/13 427/13 1/12/14 542/14 16/2/15 732.1	23/10/13  19/12/14 5/2/15 19/2/15	Refer query to AVDC Chased Chased again Response as minuted	Acknowledged 23/10/13  9/2/15 <b>Agenda 4.4</b>		
Councillor Training	12/5/14 38.3/14	16/5/14	Letter as minuted	<b>16/10/14 meeting: next training planned for June/July 2015 to follow election</b>		
S106 monies	9/6/14 108/14	Update requested 20/2/15	Quarterly update to be prepared	<b>March 2015 agenda</b>		
Guide for new Councillors	26/8/14 281/14 26/1/15 674.3			<b>March 2015 agenda</b>		
Conservation Area signage	13/10/14 416.3	16/10/14	Freya Morris asked for update	Ackn 24/10/14 update to follow Report received via Cllr. Stuchbury	Update 7/1/15  Agenda 5.2	
VALP	3/11/14 492.2 26/1/15 668.1	18/11/14  4/2/15	Send agreed response Update requested	<b>February agenda</b>	<b>Chased 20/2/15</b>	<b>Agenda 5.1</b>
Candleford Court	22/12/14 607.1/14 16/2/15 732.1	7/1/15  20/2/15  18/2/15	Letter as minuted Sandbags by sluice;  Taylors sale boards	<b>Chased 5/2/15</b>  <b>Chase of above added to new letter Taylors have flats for sale on website</b>		
Sainsbury's Chandos Road	5/9/14 364/14	19/9/14  5/2/15	Travel Plan not approved before occupation Letter to BCC Planning	Contact TFB  <b>Agenda 12.2</b>		
Development in surrounding parishes	26/1/15 674/14	5/2/15	Check as minuted	<b>8 responses received at time of printing Agenda 10.4</b>		
The Villas	16/2/15 739.1	20/2/15	Acknowledge letter			
23 Chandos Road	16/2/15 739.2	17/2/15	Respond as minuted			

Subject	Meeting date/minute	Action taken on	Form	Response received	Prompt/reminder sent	Response received
Land to East of Buckingham	16/2/15 739.3	17/2/15	Circulate MM PC's response			
Enforcement reports and queries						
Tingewick Road	16/2/15 736.2.2	20/2/15	Large tree felled	Tree officer's response acceptable to Cllr. Whyte, see agenda 5.3		
Moreton Road, opposite Police Station	16/2/15 736.2.3	20/2/15	Large tree felled BS survey of good trees outside CA	20/2/15 Dear Katherine, The owner clearing the land probably intends to submit a planning application for development of some sort. There is a TPO on some trees there. I've visited the site and spoke with the owner who is aware of the TPO.  The survey of notable trees was a project of the Buckingham Society in 2006 but the survey of trees at the INOV8 site in Bath Lane achieved most of what was intended. A TPO was made. Our EZYTREEV data base includes a lot of information about important trees in the town. If important trees are discovered they can be added to our data base.  If we learn of new threats to trees of high or moderate quality we should consider whether or not to make new TPOs.  Ian Hopcraft, AVDC tree officer,		
News releases						
BNDP	16/2/15	18/2/15	Consultation events			

Awaiting response

Not yet done

**Office@buckingham-tc.gov.uk**

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**From:** Broadley, David <DBroadley@aylesburyvaledc.gov.uk>  
**Sent:** 20 February 2015 15:19  
**To:** 'Office@buckingham-tc.gov.uk'  
**Subject:** RE: VALP  
**Attachments:** 2014 (December) LDS Final.pdf

Hi Katharine,

You will find the VALP timetable in the attached document published on our website at <http://www.aylesburyvaledc.gov.uk/planning-policy/publications-list/local-development-scheme/> The key stages for the Vale of Aylesbury Local Plan (VALP) are:

**Scoping (Regulation 18) Consultation** - April-May 2014  
 Options Consultation - October-November 2015  
 Draft Plan Consultation - Spring 2016  
**Proposed Submission Consultation** - Late Summer 2016  
**Submission of the Plan** - Early 2017  
**Examination** - Spring 2017  
**Adoption** - Summer 2017

We anticipate a review of the Local Development Scheme (LDS) by about April although there will be *no change to the VALP doption date*, it could be possible to reach Proposed Submission earlier depending on resources and how thorough an Options consultation there is. We are currently working on key pieces of technical evidence on how much housing and economic development we need and what the capacity is in the district to accommodate this. There has also been new evidence produced on landscape and retail matters. The new evidence would be published in time to inform decisions regarding the VALP Options consultation.

In terms of planning applications and appeals, we had the decision on the 3 big 'Aylesbury Circus' sites for approx. 5965 homes on 26 January, all proposals were dismissed. The next big public inquiry is in May 2015 for 1,580 homes at Watermead <http://www.aylesburyvaledc.gov.uk/planning---building/public-inquiry-land-east-of-a413-buckingham-road--watermead/>. Until VALP is adopted, the saved policies of AVDLP are in use, other than where neighbourhood development plans have either been adopted or have completed the Reg 16 'Submission' consultation where the plans gained significant weight in planning decisions. To view where current planning applications are anywhere in the district just use <http://www.aylesburyvaledc.gov.uk/planning---building/current-planning-applications-and-property-history/quick-map-search/> and type in an address. It can also flag up any planning applications within 50m of a location

The latest position on 5-year housing land supply is at <http://www.aylesburyvaledc.gov.uk/planning-policy/monitoring-information/housing-land-supply-housing-trajectory/> We have 4.3 years although after 1 April 2015 we would have 4.0 years until the next count is done. We update the position every 6 months or so. Following a planning appeal decision to a residential development at Chapel Drive, Aston Clinton in October 2014, AVDC is not currently using Policies RA13 and RA14 of AVDLP as they restrict housing supply.

We have 16 neighbourhood development plans in preparation following designation of neighbourhood areas. Details are at <http://www.aylesburyvaledc.gov.uk/planning-policy/neighbourhood-planning/>. 2 neighbourhood plans are made, at Winslow and Marsh Gibbon whilst Wing and Great Horwood go to referendum on 5 March.

Hope this is ok.

David

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**From:** Office@buckingham-tc.gov.uk [mailto:office@buckingham-tc.gov.uk]  
**Sent:** 20 February 2015 11:47  
**To:** Broadley, David  
**Subject:** RE: VALP

## Buckingham Conservation Review

Following the award of £60,000 from District Council and Transport for Buckinghamshire, to spend in the conservation area of Buckingham.

A meeting was agreed between District Conservation officers, Shaun Pope and I on the 4<sup>th</sup> November 2013, a number of issues were picked up regarding signage, footpaths, and illuminations.

Over the past year we have been reducing the number of street furniture by removing No through Road signs and posts, placing them with the help of District Council on Road Name Plates.

Additional signage for Cornwalls Meadow has been placed in order to remove unwanted posts and signs and combining these into a new sign.

Following complaints over slippery brass studs on York Stone Paving, these have been removed and filled with Tarmac, currently only two sections have been completed with normal tact tile paving and other six areas will also be replaced.

It has been agreed between District Council and TFB that the money would be best spent in one area focusing around the Old Gaol by means of replacing broken York Stone Paving with correct thickness to avoid further damage and trip hazards to pedestrians. At present costs for York Stone and works do not have a cost against this money.

The islands outside Lloyds Bank require tact tile paving through island and onto other footpath to fully complete disabled route. This will also require repairs to granite setts around island and would like to remove red blocks and install new granite cobbles in islands.

*\* See last page.*  
The issue with Plastic Flower bins are the property of Buckingham Town Council and any replacements for these would come under their responsibility to replace, for a more sympathetic conservation material i.e. wood.

The Traffic Management Team have been over the years considering a consolidation of Traffic Regulation Orders for Weight Limits which there are 7. These have been added to over the years and some no longer are required, unfortunately this team no longer have funding for this activity. A meeting was arranged on the 19<sup>th</sup> September 2014 between TFB and County Council Members Warren Whyte and Robin Stuchbury, to try and seek funding for this consolidation estimated at £8-10,000, it was agreed that with the amount of building around Buckingham, Section 106 monies would be the best chance of funding this work. Any application for funding should be addressed in the first instance by BCC Head of Growth & Development Strategy, John Rippon and his team.

Currently as things stand, it is not a Tfb responsibility to formally approach BCC about potential schemes requiring external funding via Section 106 monies. Parish and Town Councils have their part to play in identifying issues within a community and to take them up with BCC. For a number of years, Buckingham Town Council are fully aware of the HGV's issues in the town. Town Councillor, Mike Smith was involved in the scheme I worked on back in 2011/12.

Although a Review of weights limits around Buckingham has been carried out a number of years ago. A feasibility study will be required for current requirements, although most of the work in the review will reduce the time and costs for this feasibility

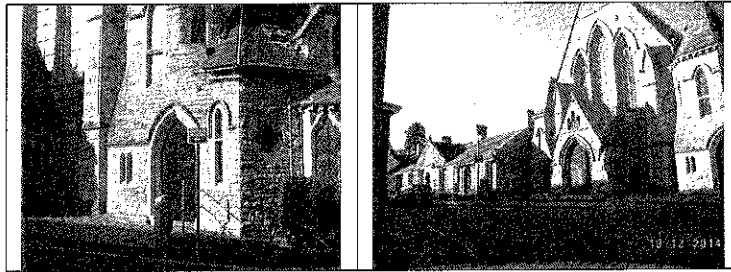


## Buckingham Conservation Review

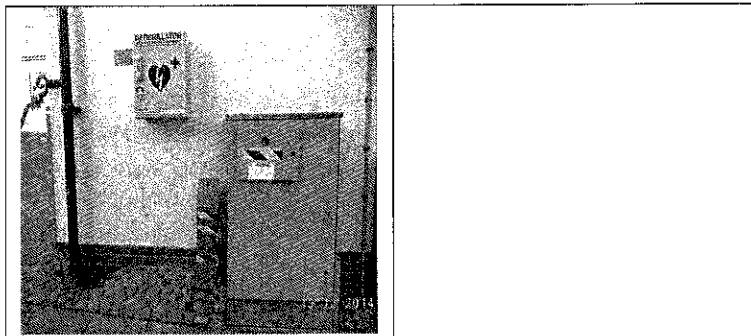
This will have a greater impact around the Conservation Area both in reducing weight limit signs and replacing old worn out illuminated signs and posts; take into consideration future building works and more relevant Traffic Regulation Order for the Town.

Currently there is a Parking Review going on with Councillors Warren Whyte, Robin Stuchbury and Parking Team. There are plenty of signs highlighting parking restrictions and due to legislation I do not know if these can be reduced to improve visual aspect of Town, Something County Councillors may wish to take forward at their meetings.

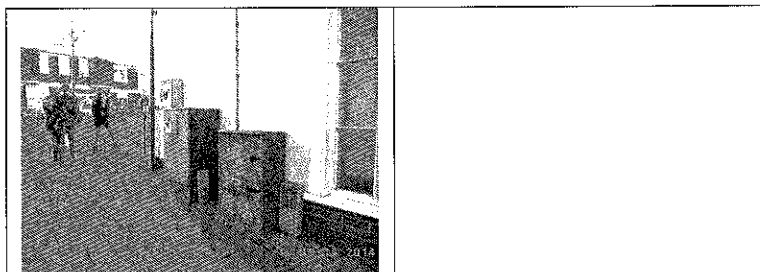
The issue with placing a number of Direction signs, No Entry signs will need to be taken forward by the Scheme Delivery Team, which will require agreements for a number of Organisations Department for Transport, Listed Buildings Officer at AVDC, Buckingham Society. To further reduce the number of Legal signs which are required around the High Street, and surrounding areas.



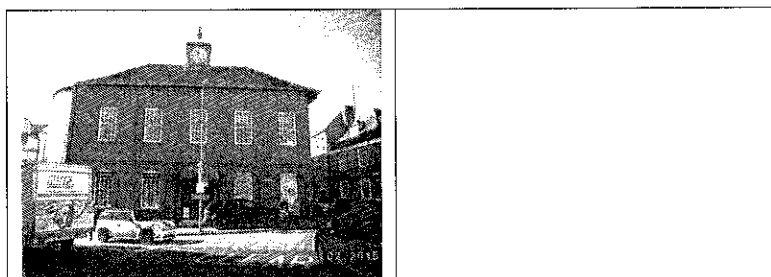
- 1) Church Street outside the Radcliffe Centre Post and sign removed, sign changed for pictorial and placed on lamp column.



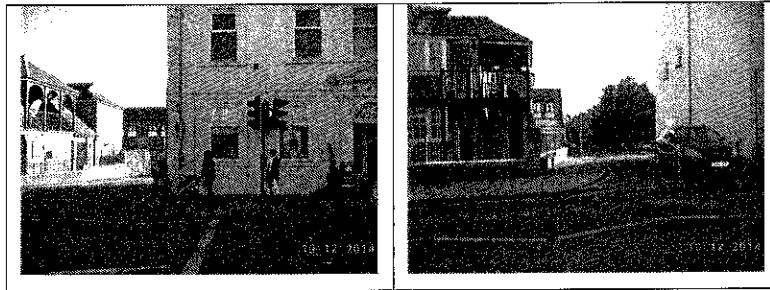
- 2) High Street our Traffic Signals Cabinet needs replacing or painting



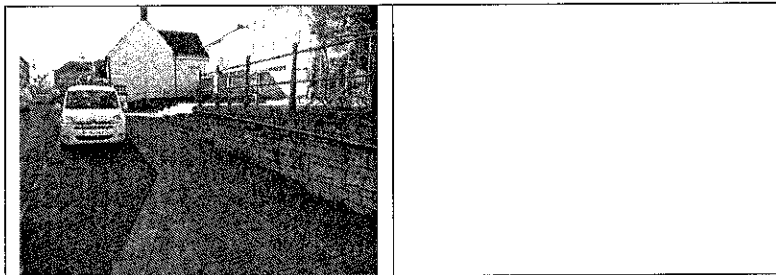
- 3) High Street Grey Cabinet District Councils live



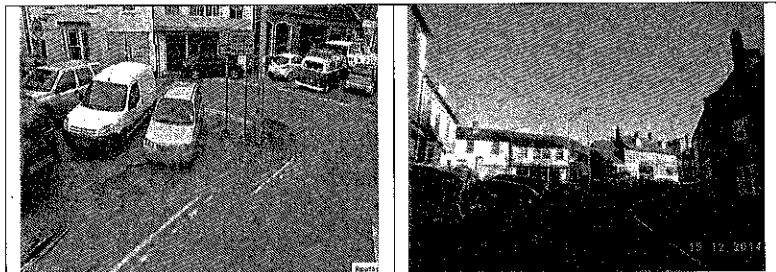
- 4) High Street, order raised for Town Council to remove development signs from lamp column



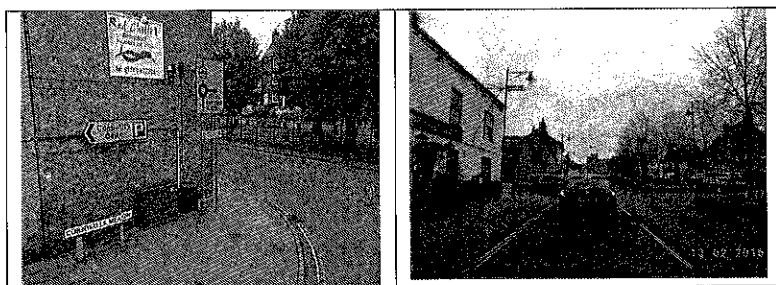
- 5) High Street junction Verney Road removed No Through Road sign from lamp column, also posts and additional sign; and replaced sign on road name plates



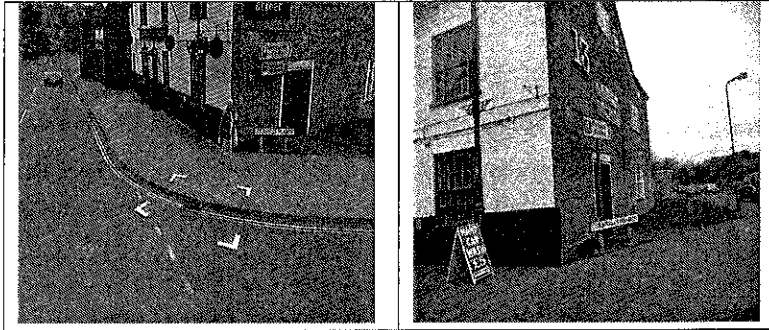
- 6) High Street Replace York stone paving damaged with new 80mm thick 42 sq m



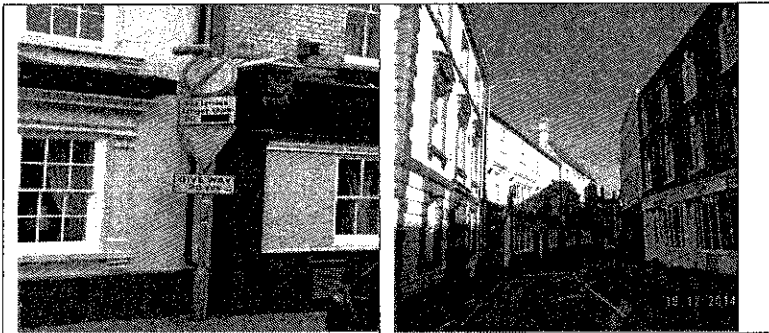
- 7) Bristle Hill removed old unsuitable for HGV traffic sign and posts.



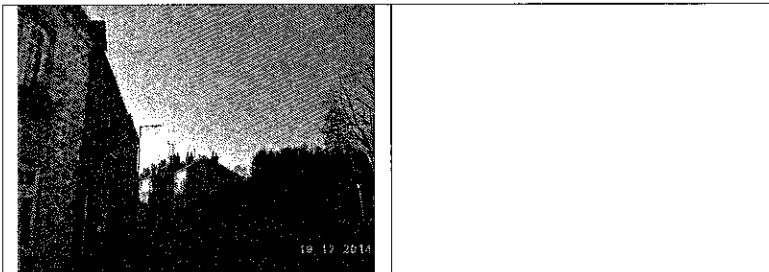
- 8) Cornwalls Meadow removed post and placed sign under direction sign



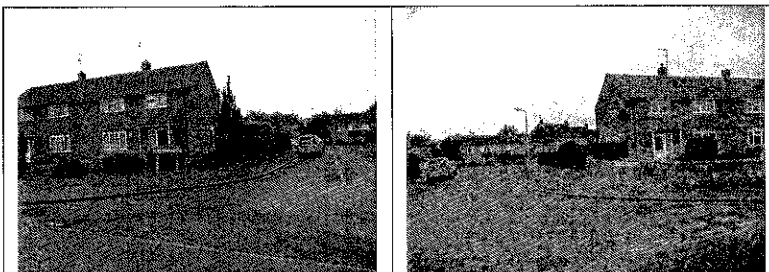
9) Cornwall's Meadow replaced signage to reduce number of signs



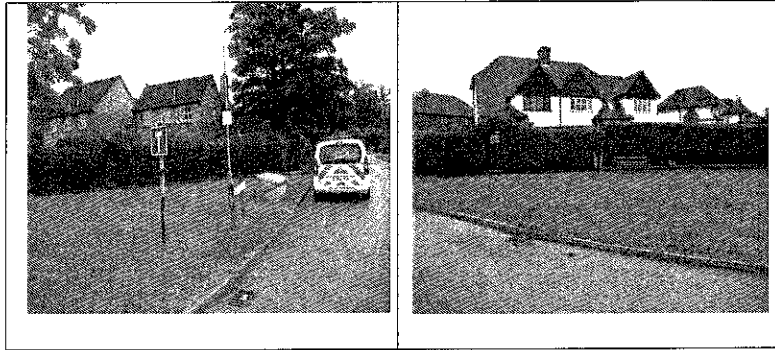
10) Castle Street removed old give way sign and sub-plate. Can remove old Weight limit sign and post with consolidation of TTRO's



11) Tingewick Road, improvements for signage



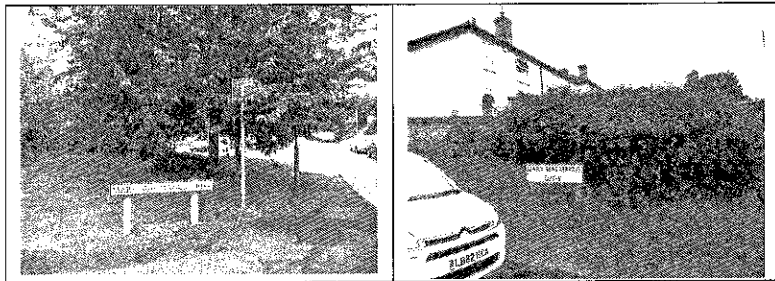
12) Greenville Road Removed old No through road signs and posts and replaced on street road name plates



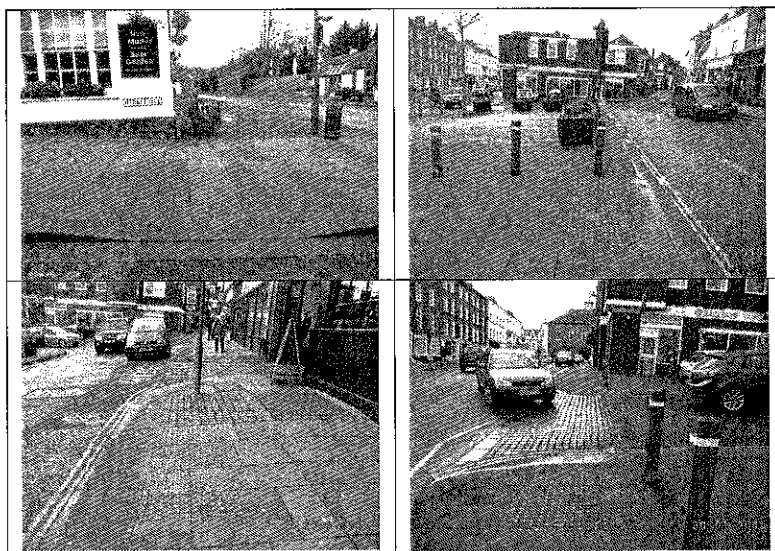
13) Highland Road, removed no through road signs and posts and placed on road name plates



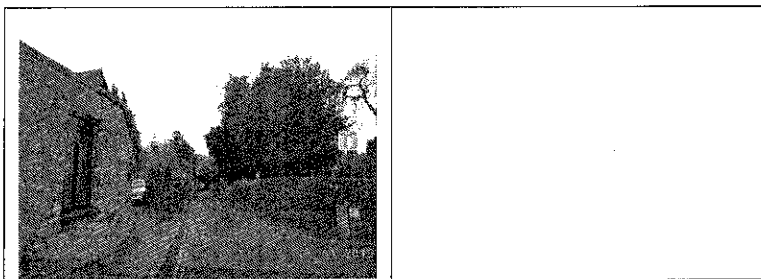
14) Beech Close, removed no through road signs and posts and placed on road name plates



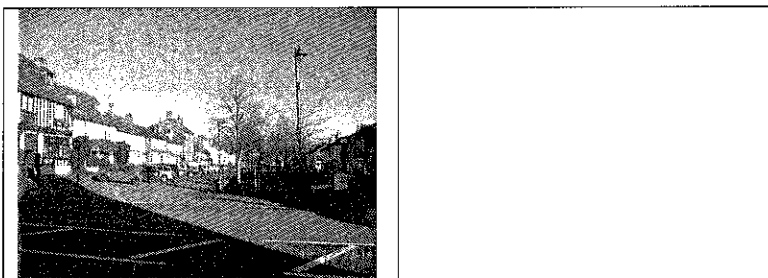
15) Mary MacManus Drive, removed no through road signs and posts and placed on road name plates



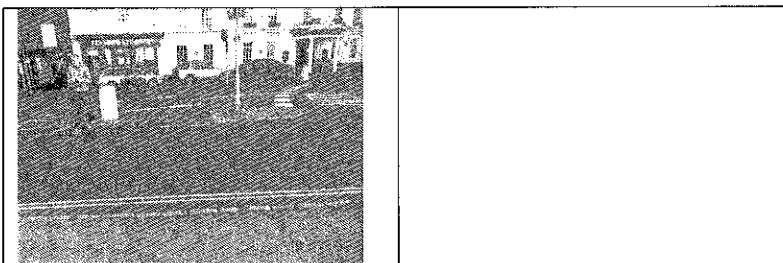
16) Market Square Tact Tile paving removed brass studs and replace with normal tact tile paving



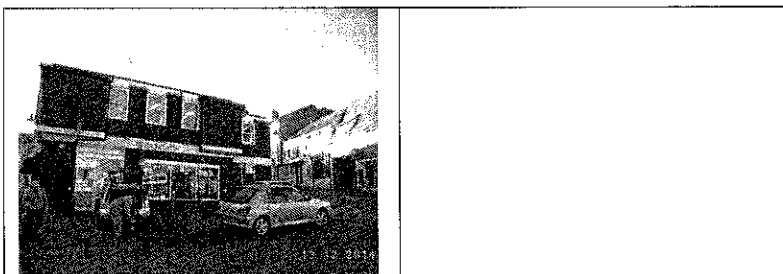
- 17) Mill Lane order raised with for Town Council to remove weeds from cobbled footpath and cut back over hanging hedge



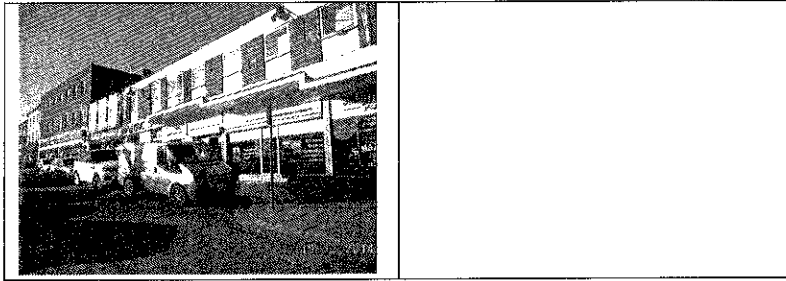
- 18) Moreton Road remove no entry signs and post and place on wooden with Scheme Delivery Team



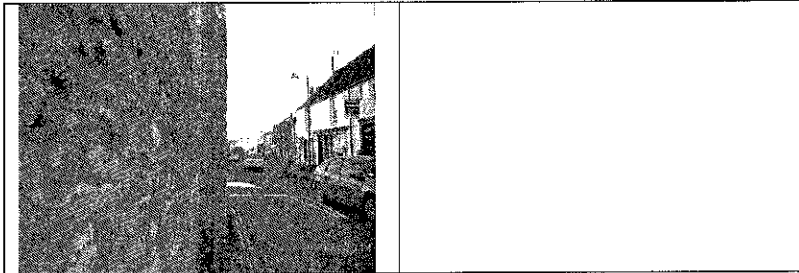
- 19) High Street install tact tile paving through island and footpath for consistent approach, also remove block paving and install granite cobbles in islands.



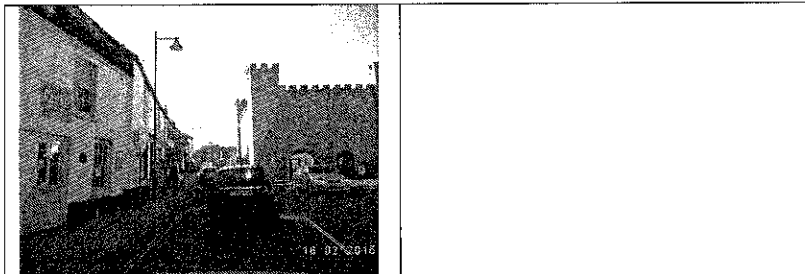
- 20) Market Square Part of the parking review remove 4 No posts and signs and place on wooden posts Refresh parking markings



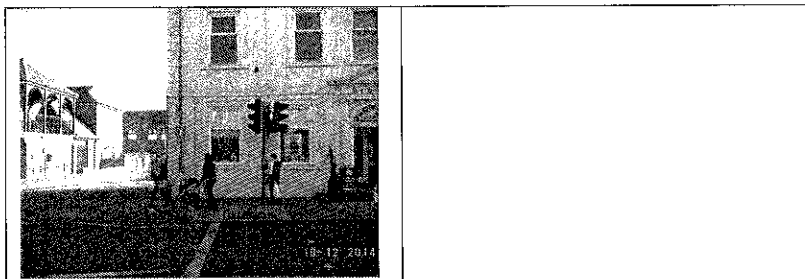
- 21) Market Square part of parking review remove posts and signs for restrictions and place on buildings, both sides of road.



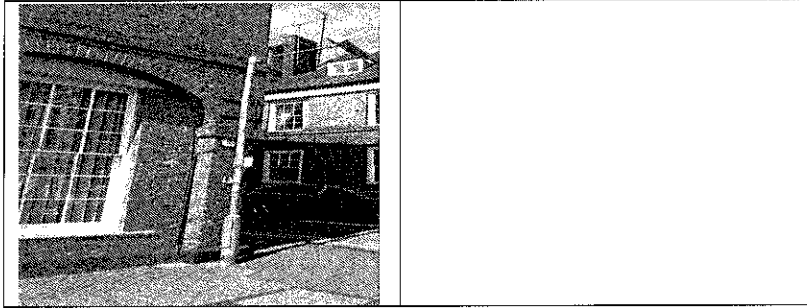
- 22) High Street outside the Old Gaol parking restriction sign post Part of parking review



- 23) High Street, replace bent illuminated sign post



- 24) High Street junction with Verney Road redundant illuminated post remove



25) High Street outside the Town Hall, remove redundant illuminated sign post



**Office@buckingham-tc.gov.uk**

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**From:** Christine Redfern <Christine@plantscapeuk.com>  
**Sent:** 26 February 2015 16:29  
**To:** Office@buckingham-tc.gov.uk  
**Subject:** FW: comparative pricing  
**Attachments:** Wooden Planters advert.png; box-clever-3 tier.png

Hi Katharine

Thank you for the email.

You could have box clever wooden surrounds on your PMS1 square planters this would be £485.00+ extra as well as the planter price, and still means that the planter has the reservoir in with 'once a week watering' you could have a square based flower tower (as you have round now) and this too could have a wooden surround.

We also supply bespoke wooden planters 1000mm x 1000mm x 700mm would be £905.00 each, they are a bit more expensive, but look great. We don't rent any wooden planters or box clevers out though so the council would have to buy them.

I have attached some pictures and links;

<http://www.plantscapeuk.com/services/plantscape-products/bspoke-planters/wooden-bspoke-planters>

<http://www.plantscapeuk.com/services/plantscape-products/box-clever/case-study-box-clevers>

Kind regards

Christine

For Member's information:

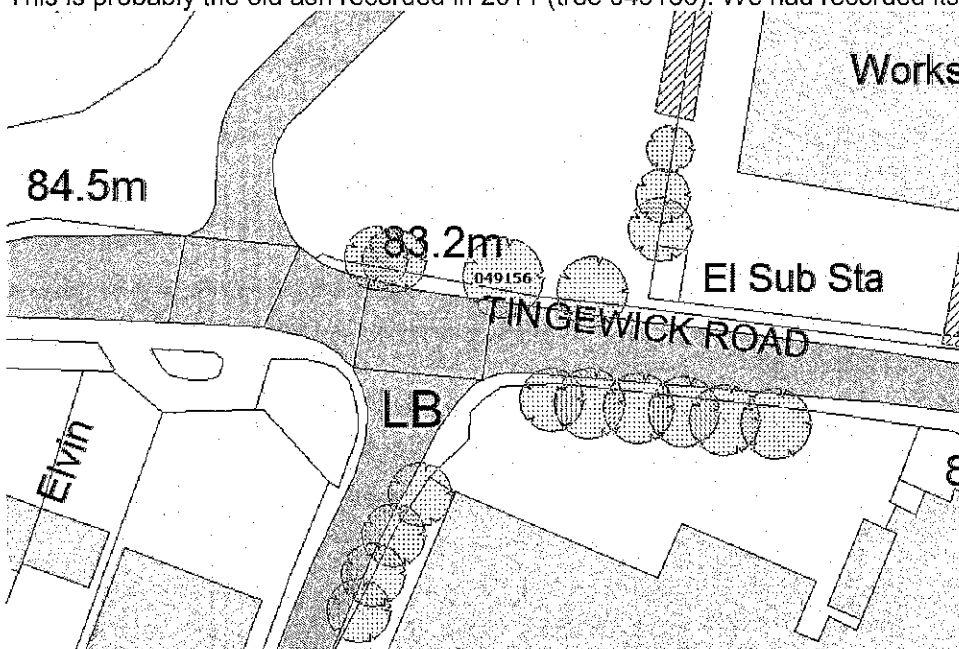
The Town Council leases 11 fully planted up containers – changed seasonally in May and October – for £189 each.

Katharine

Office@buckingham-tc.gov.uk

Dear Katherine,

This is probably the old ash recorded in 2011 (tree 049156). We had recorded its details:



<b>Tree Type/Code/Sub:</b> Sgl/77 (49156)	
<b>Location:</b> Buckingham South Ward	
<b>Site:</b> Buckingham Riverside	
<b>House/Locn:</b>	
<b>Species:</b> Fraxinus excelsior	
<b>Common:</b> Ash	
<b>Stock Type:</b>	
<b>Grid Ref:</b> SP63-9157-3776	
<b>Tree Notes:</b>	
11/01900/PREAPP	
No access allowed - surveyed from the south side only.	
Felled in 2014?	
<b>Last Inspection</b> 06/12/2011	<b>Inspector</b> IH
<b>Height:</b> 10.0m	<b>Size:</b> 750mm+ mult (A)
<b>Spread:</b> 10.0m	<b>Owner:</b> Seenote/private
<b>Trunk:</b> 80cm	<b>Form:</b> Poor
<b>Age:</b> Over 60 years	<b>Landscape:</b> Very suitable
	<b>Maturity:</b> Over-mature
<b>Features:</b> Footpath within falling distance	<b>Recommendations:</b>
Road within falling distance	None recorded..
Street lamp	
Wall or fence within canopy spread	
<b>Conditions:</b> BS category B3	
Major cavity over 2/3rd stem radius	
Weak forks	
Ivy or climbing plants	
Veteran tree	
<b>Priority:</b> No action required	
<b>Next inspection:</b> December 2016	

The tree was felled before Christmas I believe.

Ian Hopcraft, AVDC tree officer,  
Green Spaces Team,  
Leisure Services  
AVDC, The Gateway, Gatehouse Road,  
Aylesbury, HP19 8FF  
TEL 01296 585368

## ENFORCEMENT MATTERS

Report Date	AVDC number	Date ackn.	Address	Complaint	Action/Response
19/12/12	(06/02933/ATP)	19/1/12	London Road	Felled tree not replaced	Beech felled, ash replacement was required. Now not appropriate due to ash die-back disease, alternatives suggested. 14/1/13 agenda 10.3; letter sent to owners. Tree Officer sent another letter 1/5/13; no reply Tree Officer believed one had been planted and will check; Clerk could not see any evidence of a new tree 17/5/14 unless planted in the lawn area, and none of these seemed to be the stipulated species (hornbeam) 20/2/15: Mr. Farmer (Buck.Soc.) asked, per min. 736.1 <b>See Agenda 9.2</b>
2/4/14	14/00140/CON3	2/4/14	Car wash signs, 13 High Street	Signage application a condition of application 13/02447/APP	April Bulletin: Received and passed to Estates [one is on AVDC land] 26/1/15 Members asked that the board be removed <b>Greenspaces confirm removal</b>
18/9/14	14/00381/CON3	23/9/14	Buckingham Fort, West St.	Alleged unauthorised erection of trough light illuminated signage of property	Windows are same pattern, but in plastic – no material change. If signage is illuminated, will require planning permission. 5/2/15 An application was submitted in January but it is not complete so the planning technician has requested further information. Once this has been received and the application is validated and registered you will be notified through the usual channels.
16/10/14	14/00414/CON3	17/10/14	Aldi	Surplus signs could be removed	Pets at Home removed & closed
3/2/15	15/00028/CON3	3/2/15			New case file opened for remaining Aldi signs <b>16/2/15: file closed, breach ceased</b>
20/2/15 736.2.1			3 Overn Avenue	Alleged HMO	Reported to Licensing Officer (Env. Health, not Mr. Seal, for HMOs)
20/2/15 736.2.2			Tingewick Road	Felling of large tree opposite Bath Lane	Reported to Tree Officer <b>Agenda 4.3</b>
20/2/15 736.2.3				Survey of notable trees outside the CA	Request for information to Mr. Farmer, Buckingham Society

**Not generated by this Committee but reported in AVDC Bulletins:**

11/00064 & 11/00065/ CON3	4/2/11	Osier Way	Alleged unauthorised erection of advertising signage on Osier Way	Owner of land identified and requested to remove signs – position being monitored <b>File closed April 2012</b>
11/00066 /CON3	4/2/11	Land. adj. Buckingham Ring Road	Alleged unauthorised erection of advertising signage	Owner of land identified and requested to remove signs – position being monitored <b>File closed April 2012</b>
14/00241 /CON3	June 2014	2 Boreway	Alleged unauthorised extension of garden curtilage (removal of hedgerow and fencing)	
14/00254 /CON3	June 2014	Land off Moreton Road	Alleged unauthorised breach of approved details regarding landscaping – 06/01809/APP	
14/00474 /CON3	Dec. 2014	3 The Villas, Stratford Road	Alleged failure to comply with Condition 8 of 09/02070/APP (re porous paving)	<b>January Bulletin: case closed, no breach</b>

Office@buckingham-tc.gov.uk

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**From:** Janet+Ted Farmer <janet.farmer@talktalk.net>  
**Sent:** 24 February 2015 16:54  
**To:** Office@buckingham-tc.gov.uk  
**Cc:** Roger Edwards  
**Subject:** Re: Couple of questions for Ted  
**Attachments:** P1020684.JPG

Dear Katharine,

I have retained my notes on the McKenzie Close tree and can provide some detail. The tree was eventually replaced and in the right place.

I am not aware of any new survey of notable trees. I believe some years ago Ian Hopcraft carried out an extensive survey for a trees database. The BS has long been very aware of the value of fine trees and recently looked over the Inova8 site.

1. The big copper beech dominating London Road was felled in Nov. 2006 as a matter of urgency, due to disease and risk of collapse. It was also an obligation on the land owner (Places for People) to plant a replacement, specified as Common Ash, by end March 2007, and as close as possible to the position of the beech. It came to the attention of The Buckingham Society in 2010 that no replacement had been planted and that AVDC had not taken enforcement action on consideration of cost. BS took up the matter with PfP, who were aware they were in default on this issue.

The Society were of the opinion that Common Ash was not well suited to the location and got agreement from PfP and AVDC to change. After some cash flow delay, on 6th December 2013 PfP planted a fine specimen of the Buckingham Society choice of a Hornbeam, in the same location as formerly occupied by the Copper Beech.

BS was not present at the planting which took place a few days earlier than the date previously advised, when the attached photo was taken.

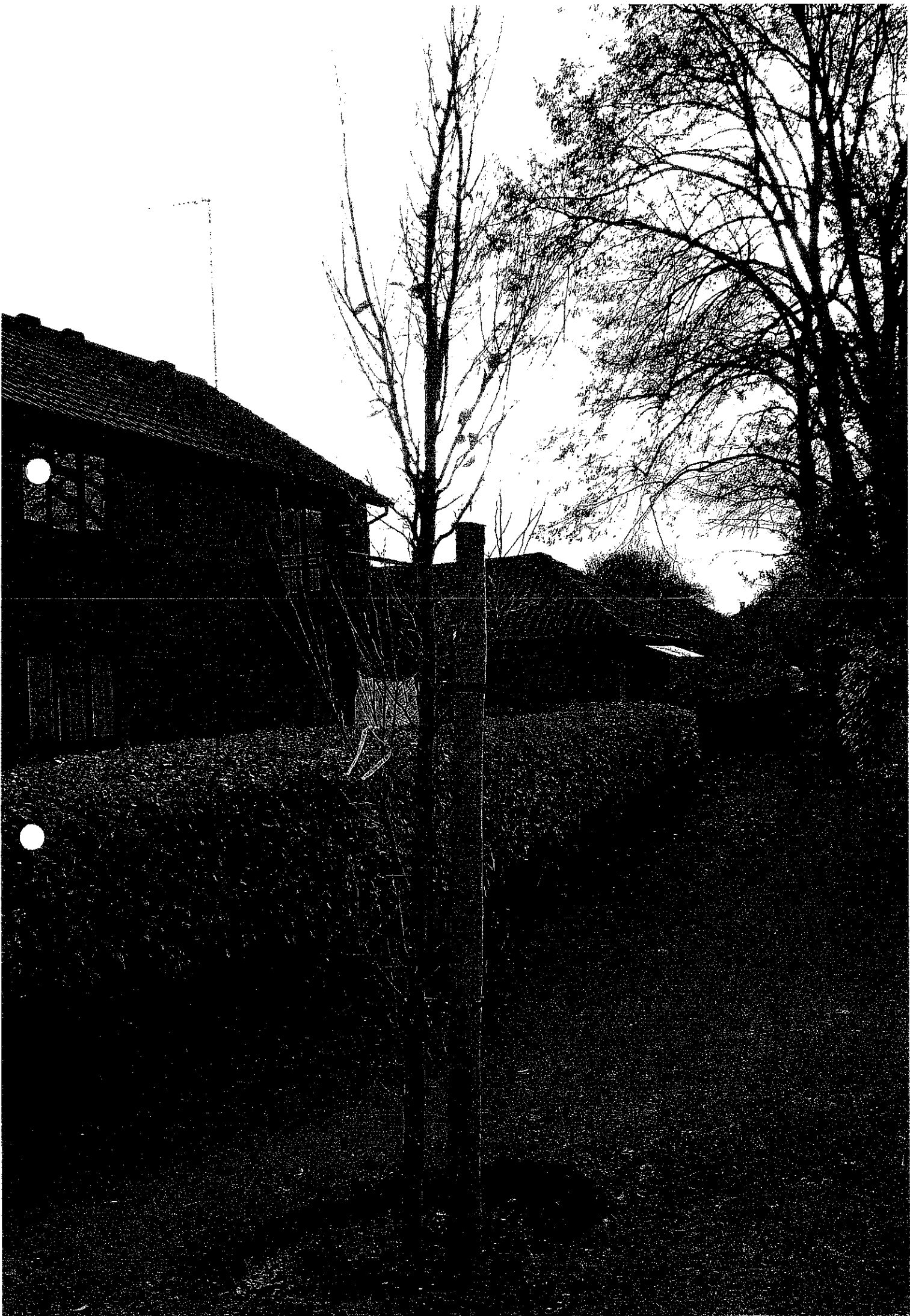
**From:** [Office@buckingham-tc.gov.uk](mailto:Office@buckingham-tc.gov.uk)  
**Sent:** Friday, February 20, 2015 1:54 PM  
**To:** [janet.farmer@talktalk.net](mailto:janet.farmer@talktalk.net)  
**Subject:** Couple of questions for Ted

Ted –

At the last Planning meeting the following queries were made

1. The big beech on London Road by the lawn at McKenzie Close which was felled some years ago, and supposed to be replaced. Ian Orton says it was, but nearby on the McKenzie Close side of the hedge, and that the Buckingham Society was at the planting and you have a photo. Is this so?
2. A survey of notable trees not in the Conservation Area which were worthy of TPO protection. Have you heard of this? Members thought the Society may have helped with it.

Katharine McElligott  
 Clerical Assistant to the Town Clerk



## 1 Executive Summary

1.1 This is the first consultation on the content and direction of a new Local Plan for the control of mineral extraction and waste management developments within the county of Buckinghamshire. It seeks to develop new planning policies so as to be fully consistent with the National Planning Policy Framework published by the Department for Communities and Local Government (DCLG) in 2012, and the National Planning Policy for Waste published in the autumn of 2014.

## 2 Introduction

2.1 Buckinghamshire County Council is beginning the preparation of a **Replacement Minerals and Waste Local Plan (RMWLP)**, with a consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. In 2014, the Council published a new '**Minerals and Waste Local Development Scheme**' (MWLDS) which expresses the intention to develop a new Local Plan which will address the issues in those policies which were 'Saved' (by Direction from the Secretary of State) but not replaced. The 'Minerals and Waste Development Plan' with respect to minerals and waste developments in Buckinghamshire, is explained further in section 3.

2.2 This consultation initiates the plan making process, and seeks the views of the public and stakeholders on key issues. The views expressed in response to this consultation will be important in informing the direction and content of the Replacement Minerals and Waste Local Plan for Buckinghamshire (RMWLP). This consultation document does not state policy, or identify sites for future waste or mineral extraction uses.

2.3 Following the end of this consultation, the representations received will be collated, and used to inform the preparation of the Draft Replacement Minerals and Waste Local Plan (RMWLP). The 'Minerals and Waste Local Development Scheme' indicates the intention to consult on a draft RMWLP during the last quarter of 2015 (October to December). This can be found on the websites at <http://www.buckscc.gov.uk/environment/planning/minerals-and-waste-planning-policy/local-development-scheme-2014/>. The draft Plan will set out draft policies and site allocations, and will be the first statement of the Council's minerals and waste planning policies since the publication of the National Planning Policy Framework (NPPF) and the National Planning Policy for Waste (NPPW).

2.4 The RMWLP will later be submitted to the Secretary of State for **examination in public**. In order for the planning inspector (appointed by the Secretary of State) to find the Plan 'Sound' (according to paragraph 182 of the National Planning Policy Framework) the RMWLP must be:

- a. **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- b. **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- c. **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- d. **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

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- d. **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

2.5 The RMWLP will need a considerable amount of supporting evidence and documentation, in order to fulfil each of the criteria in paragraph 182 of the NPPF, as quoted above. For instance, it will be important to show the deliverability of policies and site allocations. It will be particularly important to show how the Plan has fulfilled the '**Duty to Co-operate**' obligation during its preparation. In addition, each consultation document during the preparation of the Plan will be subject to the process known as **Strategic Environmental Assessment (SEA)**, and each SEA appraisal will need to be shown to have influenced the development of the Plan.

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### 3 Relationship of the Replacement Minerals and Waste Local Plan to the Minerals and Waste Core Strategy, and Buckinghamshire Minerals and Waste Local Plan 2006

3.1 In respect of policies from the 2006 Buckinghamshire Minerals and Waste Local Plan (BMWLP), some were replaced by policies in the Minerals and Waste Core Strategy (MWCS) adopted in November 2012. The National Planning Policy Framework (NPPF) was published in March 2012, and the National Planning Policy for Waste in October 2014.

3.2 There are also policies in the 2006 BMWLP which were not replaced by the policies in the MWCS, and which it is appropriate to address again, in order to make them consistent with the National Planning Policy Framework, and the National Planning Policy for Waste. Consequently the 'Saved' policies are intended to be replaced by new policies in the Replacement Minerals and Waste Local Plan. Paragraphs 215 and 216 of the NPPF indicate that new planning policies should be developed as quickly as possible, in order to bring local plan policy coverage to being consistent with the NPPF.

3.3 In addition, circumstances locally and nationally continue to change in respect of a number of minerals and waste issues. Arising from the **Localism Act**, and the National Planning Policy Framework (NPPF), the level of the provision of aggregate minerals in the area of any Mineral Planning Authority is now more within the control of the Mineral Planning Authority itself, (such as Buckinghamshire County Council). In order to be consistent with the National Planning Policy Framework (NPPF) it will be important for the RMWLP to provide sufficient sites for aggregate minerals for the needs of the economy. In order to do so new 'Preferred Areas' are one of the possible methods by which future sand and gravel extraction may be identified within the RMWLP.

3.4 In respect of waste, the Government published in October 2014 the 'National Planning Policy for Waste'. This provides policy guidance to enable the continued move away from the reliance on landfill, and towards greater waste prevention, reuse, minimisation, and other forms of **waste 'recovery'**. Within Buckinghamshire this trend will need to be further assisted by the provision of more waste recovery capacity, in order to handle commercial, industrial, as well as municipal wastes. To enable this to take place will require specific sites for new waste management use to be identified within the RMWLP. There is also a rapidly diminishing capacity in respect of available non-hazardous waste landfill space.

3.5 In respect of energy minerals, the exploration for gas from shale has recently begun in the UK. The extent of this exploration, and whether it will lead to significant levels of production of gas from shale, is yet to be known. However, no exploration or production of shale gas, (or any other form of oil and gas) has taken place in Buckinghamshire. Nevertheless it will be prudent to develop new policies in order to address the potential that exploration for oil and gas may take place in the future within Buckinghamshire.

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## 4 Scoping the Replacement Minerals and Waste Local Plan

4.1 The Regulation 18 consultation for the Replacement Minerals and Waste Local Plan (RMWLP) will have the key tasks of:

- Determining what are the issues that are to be addressed by developing new policies, and what directions the plan should take in addressing these issues.
- Allowing landowners and operators to nominate sites to be considered as potential allocations for future mineral working, and for waste 'recovery' uses (including reuse, recycling, and composting).

4.2 When the RMWLP is adopted, the **Minerals and Waste Development Plan** for Buckinghamshire will comprise of two documents, which will then be up to date with the National Planning Policy- Framework (NPPF) and other national planning policy, and guidance. Together, these two documents will provide robust and up to date policies with which the Council will be able to make more informed planning decisions, and against which both developers, businesses, and residents alike will have greater certainty concerning where, and in what form, mineral extraction and waste management developments will take place in the future. Policies of the District Local Plans are also part of the 'Development Plan' and may be relevant to in deciding planning applications.

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## 5 Review of policies 'Saved' from the Buckinghamshire Minerals and Waste Local Plan

5.1 The majority of policies from the Buckinghamshire Minerals and Waste Local Plan adopted in 2006, were 'Saved' by a Direction of the Secretary of State in 2008, and are still relevant to determination of planning applications. Some of these were replaced by the policies of the Minerals and Waste Core Strategy, but not all. The table below shows the origin of minerals and waste policies, their status, and whether further action is intended.

Policy	Status	Replacing Policy	Further Action/Comments/Policy Status
BMWLP 1: Overarching Minerals Extraction Principles	Replaced	MWCS CS1: Minerals Safeguarding	No immediate action appropriate.
BMWLP 2: Aggregates Landbank	Replaced	MWCS CS 4: Maintaining the Level of Sand and Gravel Provision	No immediate action appropriate.
BMWLP 3: Preferred Areas for Sand and Gravel Extraction	Replaced	MWCS CS 5: Preferred Areas	Replacement Minerals and Waste Local Plan will identify new Preferred Areas
BMWLP 4: Areas of Search	Replaced	MWCS CS 2: Areas of Search	No immediate action appropriate.
BMWLP 5: Borrow Pits and Other Windfall Sites	Saved, not replaced.	No replacing policy	Review for consistency with NPPF. May need a replacement policy to be developed in the RMWLP.
BMWLP 6: Alternative Aggregates Production	Replaced	MWCS CS 6: Alternative Aggregates Production	No immediate action appropriate.
BMWLP 7: The Transport of Aggregates	Saved, not replaced.	No replacing policy	Review for consistency with NPPF. May need a replacement policy to be developed in the RMWLP.
BMWLP 8: Other Minerals	Replaced	MWCS CS 3: Non-Aggregate Working	No immediate action appropriate.
BMWLP 9: Oil Exploration	Saved, not replaced.	No replacing policy	To be revisited during the development of the RMWLP, to take into account the 14 <sup>th</sup> round of PEDL Licensing.  Review for consistency with NPPF. May need a replacement policy to be developed in the RMWLP.
BMWLP 10: Overarching Waste Management Principles	Replaced	MWCS policies CS 8: Waste Audit, CS 9: Additional Waste Management Capacity, CS 10: Recycling and Composting Capacity, CS 15: Landfill, and CS 16: Management of Imported Waste	Site allocations for waste recovery uses to be made in the RMWLP.
BMWLP 11: Imported Wastes and Landfill sites	Replaced	MWCS CS 16: Management of Imported Waste	No immediate action appropriate.
BMWLP 12: Integrated Waste Management	Replaced	MWCS CS 11: Strategic Waste Complex at Calvert Landfill site	No immediate action appropriate.
BMWLP 13: Recycling/composting facilities	Replaced	MWCS CS 10: Recycling and composting capacity	Sites to be allocated in the RMWLP to provide 386,000 tonnes of additional recycling/composting capacity.
BMWLP 14: Household Waste Recycling Centres (HWRCs)	Saved, not replaced	No replacing policy	Need to revisit this policy in the development of RMWLP, taking into account the JMWS. Review for consistency with NPPF. May need a replacement policy to be developed in the RMWLP.
BMWLP 15: Waste Transfer Stations	Replaced	MWCS policies CS 10 (Recycling and Composting Capacity) and CS12. (Essential Infrastructure to support the Strategic Waste Complex at Calvert)	MWCS policies CS10 and CS12 are to be monitored.
BMWLP 16: Anaerobic and Mechanical Biological Treatment Plant	Saved, not replaced	No replacing policy	Review for consistency with NPPF. May need a replacement policy to be developed in the RMWLP.

BMWLP 17: Energy from Waste Plant	Replaced	MWCS policy CS 11, and CS 13	Monitor implementation of contingency policy CS 13
BMWLP 18: Landfill and Landraising	Replaced	MWCS policy Cs 15.	No immediate action appropriate.
BMWLP 19: Calvert Landfill Site	Replaced	MWCS policies: CS 11: Strategic Waste Complex at Calvert Landfill Site CS 12: Essential Infrastructure to support the Strategic Waste Complex at Landfill Site	No immediate action appropriate.
BMWLP 20: Landfill Gas Collection and Energy Recovery	Saved, not replaced.	No replacing policy	Revoke, but no replacement policy required.
BMWLP 21: Hazardous Wastes	Saved, not replaced	No replacing policy	Review for consistency with NPPF and NPPW. May need a replacement policy to be developed in the RMWLP. Take into consideration the NSIP regime and guidance on Hazardous waste.
BMWLP 22: Inert waste, and inert waste recycling	Replaced	MWCS policy CS6	No immediate action appropriate.
BMWLP 23: Sewage Treatment Works and Management of Sewage Sludge	Replaced	MWCS policy CS17	No immediate action appropriate.
BMWLP 24: Protection of Key Environmental Assets	Replaced	MWCS policies CS 18 Protection of Environmental Assets of National Importance, and CS 21 The Chilterns Area of Outstanding Natural Beauty	No immediate action appropriate.
BMWLP 25: Protection of Other Environmentally Important Sites and Features	Replaced	MWCS policy CS 19: Protection of Assets of Local Importance	No immediate action appropriate.
BMWLP 26: Protection of Agricultural Land	Not Saved	No replacing policy	No immediate action appropriate.
BMWLP 27: Protection of The Green Belt	Replaced	MWCS policy CS 20 Green Belt	No immediate action appropriate.
BMWLP 28: Amenity	Saved, not replaced.	No replacing policy	Review for consistency with NPPF and NPPW. May need a replacement policy to be developed in the RMWLP.
BMWLP 29: Buffer Zones	Saved, not replaced	No replacing policy	Review for consistency with NPPF. May need a replacement policy to be developed in the RMWLP.
BMWLP 30: Proximity Principle and Sustainable Transport	Replaced	MWCS policies CS 7 Rail Aggregate Depots and Wharf Facilities CS 22: Design and Climate Change	No immediate action appropriate.
BMWLP 31: Restoration and Aftercare	Saved, but not replaced	No replacing policy	Review for consistency with NPPF. May need a replacement policy to be developed in the RMWLP.
BMWLP 32: Restoration of Old Sites	Saved, but not replaced	No replacing policy	Review for consistency with NPPF. May need a replacement policy to be developed in the RMWLP.
BMWLP 33: Groundwater and Floodplain Protection	Replaced	MWCS policy CS 22: Design and Climate Change	No immediate action appropriate.
BMWLP 34: Aviation Safeguarding Areas	Saved, but not replaced	No replacing policy	Review for consistency with NPPF. May need a replacement policy to be developed in the RMWLP.
BMWLP 35: Best Practicable Environmental Option	Not Saved	No replacing policy	No immediate action appropriate. BPEO is no longer part of national policy or guidance.

BMWLP 36: Planning Application Issues	Saved, but not replaced	No replacing policy	Recent legislation has removed the need for a policy on this issue.
BMWLP 37: Environmental Assessment	Saved, but not replaced	No replacing policy	Recent legislation has removed the need for a policy on this issue.
BMWLP 38: Planning Obligations	Saved, but not replaced	No replacing policy	Recent legislation has removed the need for a policy on this issue.
BMWLP 39: Site Monitoring and Enforcement	Saved, but not replaced	No replacing policy	Recent legislation has removed the need for a policy on this issue.
BMWLP 40: Monitoring the Plan	Replaced	MWCS policy CS 24	Review for consistency with NPPF. May need a replacement policy to be developed in the RMWLP, or modification.

Table 1

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## 6 Relationship with the National Planning Framework (NPPF) and the National Planning Policy for Waste (NPPW)

6.1 The Minerals and Waste Core Strategy (MWCS) was subject to Hearings at the time of the publication of the draft National Planning Policy Framework (NPPF) in March 2012, as part of its Examination in Public. A Self-Assessment of compliance by the MWCS with the NPPF was published as part of the Evidence Base of documents, and the Inspector accepted that subject to Modifications, that the draft policies of the MWCS were compliant with the NPPF. The policies of the MWCS are therefore in conformity with the NPPF.

6.2 However, the remaining 'Saved' policies from the BMWLP adopted in 2006 which were not replaced by the MWCS, have not been assessed for consistency with the NPPF and the more recently published NPPW (National Planning Policy for Waste). The numbers of the BMWLP policies that need to be assessed are as follows:

5, 7, 9, 14, 16, 20, 21, 28, 29, 31, 32, 34, 36, 37, 38, 39. These are discussed below.

6.3 Particularly relevant is the presumption in favour of sustainable development in paragraph 14, and the four tests of the Soundness of a Local Plan set out in paragraph 182 (of the NPPF). The NPPF has changed planning policy from being regulatory to being positive, and promoting sustainable development.

### Policy 5

#### Borrowpits

This policy is written in a very regulatory manner, and is not positive in character.

Recommendation: Since this policy was adopted before the publication of the National Planning Policy Framework, it is a strong candidate for being reviewed in the Replacement Minerals and Waste Local Plan

### Policy 7

#### The Transport of Aggregates

This policy only seeks to safeguard existing and former rail served aggregates depots, and is notably weak in promoting alternative modes of transport, other than road.

Recommendation: This policy does not promote sustainable development and is therefore a strong candidate to be revisited.

### Policy 9

#### Oil exploration

This policy is incorrectly titled, since it refers only to Oil although the text refers to Oil and Gas.

Recommendation: The policy is inconsistent with the recently published 'Planning Practice Guidance for Onshore Oil and Gas', and the National Planning Policy Framework, and it will therefore be appropriate to revisit this issue in the Replacement Minerals and Waste Local Plan.

### Policy 14

#### Household Waste Recycling Centres (HWRCs)

This policy is not positive, and merely indicates that additional sites will be 'put forward' to address 'emerging needs'.

Recommendation: This issue is a strong candidate to be revisited in the development of the Replacement Minerals and Waste Local Plan

### Policy 16

#### Anaerobic Digestion and Mechanical-Biological Treatment

This policy supports, but does not enable, the development of more Anaerobic Digestion and Mechanical – Biological Treatment capacity. These are specific technologies among many forms of waste recovery, whereas the other forms of waste recovery technologies are only referred to as 'other advanced techniques'.

In addition, the ending to criteria b), concerning landfilling and Best Practicable Environmental Option, is unnecessary.

Recommendation: This policy is ineffectual and contains unnecessary elements, and is therefore a very strong candidate to be revisited in the development of the Replacement Minerals and Waste Local Plan.

### Policy 20

#### Landfill Gas Collection and Energy Recovery

This policy is regulatory in nature. In addition, the collection and utilisation of landfill gas is on the one hand encouraged financially, and on the other hand required through Environmental Permitting. By comparison, 'energy recovery' from other waste facilities is a separate matter, and has different land use characteristics. To insist in a policy that landfill gas is collected, or energy is recovered from non-inert landfill facilities, may be unnecessary, given that these matters are required by other legislation.

Recommendation: This issue is the subject of separate legislation and is not an appropriate candidate for a replacement policy

### Policy 21

#### Hazardous Wastes

The first part of this policy seeks to make 'greater use' of sites capable of accepting hazardous waste. However since all wastes have to be pre-treated, then whether they are Recovery or Disposal facilities, such facilities will in any case be put to a 'greater use'.

The second part of this policy talks about working with relevant parties to identify a sub-regional need for new hazardous waste management capacity. There is no up to date strategy or joint work with regard to this matter. In addition, many large scale waste facilities for managing hazardous wastes are now National Strategically Important Projects, for which planning applications are determined by the Planning Inspectorate. Policy on hazardous wastes will still be appropriate for use in determining small scale applications, and in commenting on applications for a Development Consent Order.

Recommendation: Given the altered role of Waste Planning Authorities with regards to hazardous wastes, then it is highly appropriate to revisit this issue in the development of the Replacement Minerals and Waste Local Plan.

## Policy 28

### Amenity

This existing policy is regulatory in wording, and not positive. Applications are intended to be determined considering the implications of a proposed development as a whole, and not in isolation.

Paragraph 143 bullet 6 of the NPPF refers to many of the same issues as policy 28, with the wording such as: *'do not have unacceptable adverse impacts on'*... This is a significant shift in emphasis. In addition, policy 28 brings together a wide range of impacts which do not necessarily have any objective standards as to what is, or is not, *'...significant levels of adverse disturbance'*. The single quantifiable issue is noise. The Planning Practice Guidance does contain material, and also refers to the Noise Policy Statement for England. The presumption in favour of sustainable development at paragraph 14 of the NPPF cites:

*'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'*.

Consequently adverse impacts on amenity should not be considered in isolation, but in the overall balance of whether to permit or refuse permission for an individual development.

Recommendation: This policy is not positive and does not promote sustainable development, and is therefore a strong candidate to be revisited in the development of the Replacement Minerals and Waste Local Plan.

## Policy 29

### Buffer zones

Policy 29 and 28 both relate to amenity issues. It is certainly the case that the division between the responsibility for minerals and waste planning, and that for planning for other forms of development, has frequently led to sensitive developments encroaching onto prior existing waste uses, including sewage treatment works. Appropriate care needs to be taken in either permitting the mineral or waste development, as well as in allocating sites or permitting, the more 'sensitive' development.

Recommendation: since the wording of this policy is regulatory, and not positive it is a strong candidate to be revisited in the development of the Replacement Minerals and Waste Local Plan.

## Policy 31

### Restoration and aftercare

The requirements of this policy for a 'restoration and aftercare scheme' are now taken away by the requirement for 'Local Lists'. In addition the wording of the policy is not positive, and it does not promote sustainable development.

The policy also refers to Aviation Safeguarding, and is therefore consistent with NPPF at paragraph 143. (Civilian and military airfields can both be endangered by birds being attracted to them or sites near to them, and potentially impacting on aircraft while in flight.) However the remainder of the policy does not take the opportunity to promote the wide potential of restored minerals and waste sites to contribute to the sustainability of the County, and to add to public access, biodiversity, and many other beneficial characteristics.

Recommendation: This policy is not sufficiently positive in promoting the wide range of sustainable forms of restoration and aftercare which are achievable with respect to mineral workings and waste management facilities. This policy is a strong candidate to be revisited in the development of the Replacement Minerals and Waste Local Plan.

## Policy 32

### Restoration of old sites

This policy arose out of the Review of Old Mining Permissions under the Environment Act 1996, and addresses the need to ensure that old mineral working sites are reclaimed satisfactorily. Two of the three criteria relate to the Colne Valley Park.

Recommendation: This policy refers to the statutory process for the review of Old Mining Permissions, which is now largely completed, and is a strong candidate to be revisited in the development of the Replacement Minerals and Waste Local Plan.

## Policy 34

### Aviation Safeguarding areas

This policy repeats the procedures contained in Circular 01/2003 concerning protecting Airfields/airports from new developments which may attract birds who may impact upon aircraft while in flight, but does not state what positive measures will be undertaken to make minerals and/or waste developments compatible with the objectives of aviation safeguarding.

Recommendation: This policy is a strong candidate to be revisited in the development of the Replacement Minerals and Waste Local Plan in order to be more positive, and to promote sustainable development.

## Policy 36

### Planning application issues

The need for this policy has been removed by the introduction of 'Local Lists' of information to accompany planning applications.

Recommendation: This issue is the subject of separate legislation concerning its application within the Development Management process, and is not an appropriate candidate for a replacement policy.

## Policy 37

### Environmental Assessment

Environmental Assessment is a procedural matter in minerals and waste development management. As such it is an inappropriate matter for a policy, since policies are to be interpreted so as to inform decisions.

Recommendation: This issue is the subject of separate legislation concerning its application within the Development Management process, and is not an appropriate candidate for a replacement policy.

## Policy 38

### Planning obligations and conditions

The scope to use Planning Obligations and Conditions in planning decisions are procedural matters in minerals and waste

development management, alongside planning conditions. The scope for Planning Obligations to be used is an inappropriate matter for a policy, since policies are to be interpreted to inform decisions as to whether a development should be permitted or refused.

Recommendation: This issue is the subject of separate legislation concerning its application within the Development Management process, and is not an appropriate candidate for a replacement policy

### Policy 39

#### Site monitoring and enforcement

This policy is prescriptive in its timetable for site monitoring visits, and actions to be taken in case of breaches of planning control. It is questionable whether there is a need for a policy concerning either site monitoring or enforcement, since neither are matters relating to the granting or refusal of permission. In addition, the frequency of site monitoring visits is not necessarily a matter to be stated in policy, since they may need to be varied. In addition the NPPF refers to local planning authorities publishing a local enforcement plan to manage enforcement proactively.

Recommendation: This policy should be replaced with one which is more positive, and consistent with the NPPF.

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## 7 Consultation Questions

7.1 Given the contents of sections 2 to 6 above, this Consultation Document now sets out certain questions concerning the issues identified, and potential choices to address each of them. Some information concerning each of these issues is available to assist the reader in the Background Papers attached. Please express your preferences to as many questions as possible.

### Question 1

[Add Comments](#)

#### Allocations for sand and gravel working (to replace BMWLP 3):

The Replacement Minerals and Waste Local Plan (RMWLP) will allocate sufficient land in 'Preferred Areas' for sand and gravel extraction in order to satisfy the commitment to maintain a 7 year landbank of sand and gravel, according to policy CS 4 in the Minerals and Waste Core Strategy, and paragraph 143 of the National Planning Policy Framework. The allocation of sites for sand and gravel working can be achieved in several ways.

#### *The constraints on the locations of aggregate mineral workings*

In order to comply with policy CS 4 the amount of sand and gravel to be provided throughout the period of the Plan will need to take into account the Local Aggregate Assessments produced by the County Council each year. Since the introduction of the National Planning Policy Framework (NPPF) Buckinghamshire has produced two Local Aggregate Assessments which are technical reports concerning the recent supply and demand for aggregates within the County. Local Aggregates Assessments include information on sources of supply, the levels of reserves with planning permission.

*Local Aggregate Assessment for 2013*

*Local Aggregate Assessment for 2014*

### Question 2

[Add Comments](#)

#### Allocations for waste recovery uses (to replace BMWLP 10):

The Replacement Minerals and Waste Local Plan will allocate land for waste recovery uses, in order to satisfy the commitments in policies CS9 and CS 10 of the Minerals and Waste Core Strategy, and provide an additional 386,000 tonnes of waste recovery capacity by 2026. 'Waste recovery' is a term deriving from the Waste Framework Directive (2008/98/EC) and includes a range of uses such as transfer, bulking up, separation, and composting, among other waste management processes, for facilities which will manage household and/or business wastes.

#### *Constraints on the locations of waste recovery facilities*

### Question 3

[Add Comments](#)

#### Borrow Pits (to replace BMWLP 5):

Temporary mineral working sites ('borrow pits') are frequently sought adjacent to the sites of major construction projects, such as roads and motorways.

#### *The benefits and dis-benefits of temporary mineral workings for specific construction projects*

### Question 4

[Add Comments](#)

#### The Transport of Aggregates (to replace BMWLP 7):

Some minerals, in some circumstances, and in some locations, can be transported by other modes other than road, such as rail, ship, or pipeline.

#### *Constraints on the transport of aggregate minerals*

### Question 5

[Add Comments](#)

#### Oil and Gas (to replace BMWLP 9):

Oil and gas are 'hydrocarbons', particular types of minerals which are essential to the economy, since they provide power for industry, homes, transport and business. The exploration for, and production of these energy minerals is subject to licensing by the Government. The Department for Energy and Climate Change (DECC) regulates the exploration and extraction of oil and gas through the issue of Petroleum Exploration and Development Licences (PEDLs). In respect of development involving hydraulic fracturing ('fracking') DECC imposes additional controls to prevent seismic events. In addition, oil and gas extraction developments require planning permission, which may include Environmental Impact Assessment. A considerable range of information is required for the planning application process. Oil and gas developments are also regulated by the Environment Agency (concerning the protection of the water environment, and the disposal of wastes), and the Health and Safety Executive (concerning the design and integrity of the well), as well as DECC, and the Mineral Planning Authority.

DECC undertook a 14<sup>th</sup> round of Licensing for onshore oil and gas from July to October 2014, and land in Buckinghamshire was included among the 'Blocks' of land identified as available for Licensing. If PEDL Licences are granted on land within Buckinghamshire then planning applications may come forward, for the use of land for exploration and production of oil or gas.

#### *Onshore Oil and Gas exploration and production*

#### *'Frequently Asked Questions' Note on 'Fracking'*

### Question 6

[Add Comments](#)

#### Household Waste Recycling Centres (to replace BMWLP 14):

#### *Household Waste Recycling Centres*

### Question 7

[Add Comments](#)

#### Anaerobic Digestion and Mechanical Biological Treatment plants (to replace BMWLP 16):

Anaerobic Digestion (AD) is a technology increasingly used in the UK, to manage food waste. It produces a gas which can be used for energy generation, and a 'digestate' which can be used as agricultural fertiliser. Mechanical Biological Treatment

(MBT) involves an assembly of processes, and is a combination of both biological and physical processes, which can be arranged in a number of different ways. MBT combines mechanical sorting with a biological digestion process (such as Anaerobic Digestion). Both of these forms of waste recovery take place in enclosed buildings and structures.

*Anaerobic Digestion and Mechanical Biological Treatment Plants, and their locational requirements*

#### Question 8

[Add Comments](#)

##### Secondary Recovered Fuel (SRF) and Refuse Derived Fuel (RDF):

The utilisation of waste as a fuel requires the prior sorting and bulking of wastes to create either Refuse Derived Fuel or Secondary Recovered Fuel, before they are transported to a utilising incinerator, such as a cement kiln or electricity generating station.

*Locational issues for the siting of plants for the production of Secondary Recycled Fuels and Refuse Derived Fuels*

#### Question 9

[Add Comments](#)

##### The Sustainable Transport of Wastes (to replace BMWLP 30):

Waste often travels substantial distances, most often by road, from the point of its arising to where it is recovered, pre-treated, and disposed of. The greater the distance that waste travels, then the more that it contributes to climate change, air pollution, and the degradation of road surfaces. Waste is also transported in some circumstances by rail, river, or canal.

*The available modes of transport of waste, and their implications for sustainable development*

#### Question 10

[Add Comments](#)

##### Hazardous Wastes (to replace BMWLP 21):

A relatively small proportion of wastes are classed as 'Hazardous', since they are potentially harmful in nature, and need specialist facilities for their recovery and disposal. This category includes, but is not limited to, the following materials:

- asbestos
- chemicals, e.g. brake fluid or print toner
- batteries
- solvents
- pesticides
- oils (except edible ones), e.g. car oil
- equipment containing ozone depleting substances, e.g. fridges
- waste electrical and electronic equipment

Recovery facilities for these wastes include facilities for their bulking up and transfer to sites where they can be disposed of by incineration, other energy recovery technologies, recycling, and/or landfilling.

*Where can Hazardous waste be managed?*

#### Question 11

[Add Comments](#)

##### Amenity (to replace BMWLP 28):

In planning, the term 'amenity' means the ability to enjoy your location. There are a number of issues which can impact upon the amenity of occupiers adjacent to mineral workings and waste facilities. Examples include noise, dust, lighting, odours, vibrations, and pests. These matters are capable of being managed during the operational life of a mineral working site or waste management facility, and may be controlled by planning conditions, Environmental Permitting, or statutory nuisance powers.

*The environmental impacts of mineral extraction and waste recovery operations, and the methods of mitigating them*

#### Question 12

[Add Comments](#)

##### Buffer Zones (to replace BMWLP 29):

In order to prevent a conflict between a mineral working site or waste management facility, and nearby occupiers, a separation distance or 'buffer zone' may be insisted upon when granting planning permission. In creating 'Buffer zones' between the minerals extraction operation or waste use, and adjacent occupiers, this can mitigate impacts such as noise emissions, or visual intrusion of these operations. However note that 'buffer zones' increase the area of land taken up by the development overall.

*The environmental impacts of mineral extraction and waste recovery operations, and the methods of mitigating them.*

#### Question 13

[Add Comments](#)

##### Restoration and Aftercare (to replace BMWLP 31):

When mineral working sites are reclaimed there is considerable scope to increase the amenity, biodiversity, resilience, and recreational value of a reclaimed site, compared to its former use. (Examples include the creation of additional footpaths and rights of way, new habitats and landscape features, and flood mitigation measures.) Should the reclamation of mineral working sites always be according to after-use schemes which provide the benefits listed above? Landowners of mineral working sites may not always be willing, for example, because of any potential loss of productivity they may experience, as a result of reclamation of the land to an after-use which is less productive, compared to its former use. Any after-use of a site worked for minerals will need to be financially viable.

*The Potential for the innovative reclamation of mineral workings in Buckinghamshire*

#### Question 14

[Add Comments](#)

##### Aviation Safeguarding Areas (to replace BMWLP 34):

Buckinghamshire is in close proximity to both civil aviation airports (Heathrow and Luton), as well as military airfields. Both of these kinds of sites are subject to the risk of 'birdstrike', where wildfowl can collide with and damage aircraft, and endanger passengers.

*The risks and mitigation measures available concerning reclamation and after-uses of mineral workings near to airports/airfields*

**Question 15****Planning Application Issues:**

The matters covered by 'Saved' policy 36 are a requirement of separate legislation, and a new policy is therefore not appropriate.

*Development Management information requirements*

**Question 16****Environmental Assessment:**

Whether any individual planning application is to be the subject of Environmental Impact Assessment is a matter of law and interpretation, on a case by case basis. The particular characteristics of the development and its location influence whether the individual application is a candidate for Environmental Impact assessment. Policy 37 in the Buckinghamshire Minerals and Waste Local Plan indicates that Environmental Assessment may be required for developments within the Chilterns AONB. Since these matters are covered by separate legislation there is no need to develop a fresh policy on them.

*How is Environmental Impact Assessment applied in the planning control of minerals extraction and waste recovery developments?*

**Question 17****Planning Obligations:**

Planning Obligations and Planning Conditions are both legislative administrative measures which can be used to secure more sustainable development. These measures are used on a regular basis to control minerals and waste developments, and their use is controlled by legislation. Policy 38 in the Buckinghamshire Minerals and Waste Local Plan indicates when Obligations will be used. Since these matters are covered by separate legislation there is no need to develop a fresh policy on them.

*The Application of Planning Obligations and Planning Conditions, and Monitoring and Enforcement Issues relating to Mineral Extraction and Waste Management Developments*

**Question 18****Site Monitoring and Enforcement:**

The County Council is the Mineral Planning Authority and Waste Planning Authority (MPA/WPA) for Buckinghamshire, and responsible for monitoring (by inspections) both chargeable and non-chargeable sites, as well as securing their planning control by enforcement action, where necessary. The frequency of monitoring inspections depends upon the nature of the operation, and the stage of the development of the site. In addition, whether Enforcement action is ultimately necessary will depend upon the nature of the development, and parties involved. Since the NPPF refers to the publication of a 'local enforcement plan' by local planning authorities, and the Site Monitoring Fees Regime has been published, it is not appropriate to develop a policy on this issue.

*The Application of Planning Obligations and Planning Conditions, and Monitoring and Enforcement Issues relating to Mineral Extraction and Waste Management Developments*

**Question 19**[Add Comments](#)**The time period of the Replacement Minerals and Waste Local Plan:**

According to the National Planning Policy Framework (paragraph 157) Local Plans are to be drawn up over an appropriate time scale, preferably a 15-year time horizon. This period is sufficient in which to monitor developments in the area, and changes in national policy, and monitor what new policies or amendments may be appropriate.

**Question 20**[Add Comments](#)**Are there any other issues that Replacement Minerals and Waste Local Plan should address?**

Please note that existing Minerals and Waste Core Strategy policies and allocations are unlikely candidates to be revisited, unless there have been substantial changes to the circumstances of that policy issue since the adoption of the Minerals and Waste Core Strategy in November 2012.

**Call for Sites' for potential site allocations:**

In order to allocate new Preferred Areas for mineral extraction and for waste recovery uses, the Replacement Minerals and Waste Local Plan will need to consider sites which are deliverable. Please indicate any sites for mineral extraction or waste recovery use using the attached proforma, and providing as much information about the site as possible. These sites will be considered, and appraised according to policies CS5 and CS10 in the Minerals and Waste Core Strategy. 'Preferred Areas/Sites' will be included in the Draft Replacement Minerals and Waste Local Plan, when it is published. Any sites suggested or brought forward without the agreement of the landowner will not be taken further in the Plan making process.

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## 8 Next Steps

8.1 Following the end of this consultation the valid representations received will be compiled. They will then be considered as to how to take them forward in the development of draft policies, as well as site allocations. Suggested sites will also play a considerable part in developing draft site allocations. A Draft Replacement Minerals and Waste Local Plan will be developed taking into account the input of the Sustainability Appraisal and Strategic Environmental Assessment of draft policies and site allocations, and in consultation with the Cabinet Member for Planning and Environment.

8.2 In developing policies for the Draft Replacement Minerals and Waste Local Plan they will need to be consistent with the NPPF, the Planning Practice Guidance, and the NPPW, in order to satisfy the four tests of 'Soundness' in paragraph 182 (of the NPPF). All draft Policies will need to be supported by evidence ('justified') and show how the particular characteristics of Buckinghamshire support the proposed policies.

8.3 The sites brought forward in response to the 'Call for Sites' will be reviewed and appraised, in order to draw distinctions between them as to which are the most suitable. In respect of sand and gravel sites, sufficient land will need to be identified so as to maintain a seven year landbank throughout the period of the Plan. In respect of waste recovery sites, sufficient land will need to be identified to deliver the amount of different types of recovery capacity described in policies CS9 and CS10. In addition, there will need to be agreement by the District Councils concerning the deliverability of these sites and the proportion of recovery capacity envisaged in their area.

8.4 The Minerals and Waste Local Development Scheme 2014 indicates that a Draft Replacement Minerals and Waste Local Plan will be published for consultation in the last quarter of 2015. This will be the first statement of the County Council of new policies and new site allocations, and lead to the later version of the Plan which is intended to be submitted for Examination in Public during 2017.

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## Appendix 1: Glossary

Monitoring Report	A document to be produced each year showing progress in achieving the timetable set out in the MWLDS and setting out revisions to the MWLDS
Buckinghamshire Minerals and Waste Local Plan (BMWLP)	The adopted plan that sets out policies for controlling minerals and waste development and proposals for particular areas/sites. On adoption it superseded the Buckinghamshire Minerals Local Plan and Buckinghamshire Waste Local Plan.
Sustainable Community Strategy	A statutory document prepared under the Local Government Act, 2000, in order to promote the economic, environmental and social wellbeing of an area.
Local Development Documents (LDDs)	Cover what is necessary to set out the future land use planning context for an area, and promote good planning within it. There are two main types of LDDs: DPDs and SPDs (see definitions).
Disposal	According to the Waste Framework Directive (2008/98/EC) Disposal is the landfilling of waste, or its incineration without energy recovery.
Duty to Co-operate	A legal duty for planning authorities and public bodies to actively and constructively engage with each other on an ongoing basis to ensure the delivery of Local Plans.
Examination	A public examination chaired by an Independent Inspector into the soundness of Local Plans.
Joint Municipal Waste Management Strategy (JMWMS)	The Buckinghamshire Joint Municipal Waste Management Strategy (JMWMS) sets out proposals for the management of Municipal Solid Waste (MSW) produced in Buckinghamshire to 2025. The JMWMS has been produced by the authorities responsible for waste collection and disposal within the county combined into a body known as the <i>Waste Partnership for Buckinghamshire</i> ("the Partnership"). The JMWMS was submitted by the Partnership to Government in early 2007.
Local List	Lists of information required as part of a planning application, published by each Local Planning Authority.
Local Planning Regulations 2012	These are statutory regulations which set out how Local Plans are to be written and produced.
Localism Act	The Localism Act introduces the following four measures: <ul style="list-style-type: none"> <li>• New freedoms and flexibilities for local government;</li> <li>• New rights and powers for communities and individuals; and</li> <li>• Reform to make the planning system more democratic and more effective.</li> </ul>
Minerals and Waste Core Strategy (MWCS)	A Development Plan Document which sets out the County Council's vision, objectives and overall spatial development strategy for minerals and waste matters.
Minerals and Waste Development Plan	The collective name given to all those policies and documents forming the planning framework for the County
Minerals and Waste Local Development Scheme (MWLDS)	A project management document setting out what the LDF will contain, a timetable for its production, proposals for monitoring and review
Minerals Local Plan	A Development Plan Document which provides the framework for development control decisions, including those relating to preferred areas, on minerals matters.
National Planning Policy Framework (NPPF)	Published in March 2012 the NPPF sets out the Government's planning policies for England and how these are to be applied. The NPPF supersedes a majority of Planning Policy Statements and Minerals Policy Statements.
National Planning Policy for Waste (NPPW)	Published in October 2014 the NPPW sets out the Government's planning policies for waste developments.
Planning and Compulsory Purchase Act 2004	The Act of Parliament which brought into force the new planning system, which was subsequently amended in June 2008
Planning Practice Guidance	Guidance on national planning policy present on the DCLG website.
Preferred Areas	Areas of land which are more suitable for mineral extraction or waste management operations.

<b>Policies Map</b>	A statutory Development Plan Document showing in map form where particular policies apply.
<b>Replacement Minerals and Waste Local Plan (RMWLP)</b>	A Development Plan Document which provides the framework for development management decisions, including those relating to preferred areas of mineral extraction and waste management.
<b>Recovery</b>	According to the Waste Framework Directive (2008/98/EC) Recovery includes: checking, cleaning or repairing wastes so that they can be reused; reprocessing wastes into products materials or substances;  replacing other materials that would otherwise have been used.
<b>Site Allocations</b>	Specific sites being suitable for certain types of operations for example extracting sand and gravel, building of a waste transfer station etc.
<b>Statement of Community Involvement (SCI)</b>	A document which sets out how the local planning authority will involve and consult the public in the production of the LDF and on major development control matters
<b>Strategic Environmental Assessment (SEA)</b>	An assessment of the potential impacts of policies and proposals on the environment, to include proposals for the mitigation of impacts.
<b>Sustainability Appraisal</b>	An appraisal of the impacts of policies and proposals on economic, social, and environmental issues.
<b>Sustainable Development</b>	Development that meets the needs of present without compromising the ability of future generations to meet their own needs.
<b>Waste Recovery</b>	To obtain value from waste through one of the following means: Recycling Composting Other recovery Energy recovery

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### Note

- Figures below are based on total number of Buckingham applications whether or not duplicated or approved. Estimated total of AVDC 2014 application numbers 3800 (difficult to be accurate without the Bulletin) so Buckingham's are 3.9% of this.

There were 147 {158} 2014 applications received as follows:

AAD (signage)	13	{ 9}
ACC (County Council)	1	{ 0}
ACL (Certificate of Lawfulness)	3	{ 4}
ADP (Approval/details foll.Outline Permission)	1	{ 4}
ALB (listed buildings)	9	{16}
AOP (Outline Permission)	2	{ 3}
APP (general)	91	{87}
ATC (works to trees in Conservation Area)	11	{16}
ATP (works to TPO trees)	9	{14}
COUAF (Change of Use – Agricultural →Flexible)	1	new category
COUF (Change of Use – any class → Flexible)	1	new category
HPDE (Householder Permitted Development – Extension)	4	{ 2}
LDO (Householder Extension – Local Development Order)	1	new category

Description:

Alterations/renovations	3	{ 5}
Amendment to existing permission	5	{ 2}
ATM	2	{ 0}
Car Park (Chandos Sainsbury's)	1	{ 0}
Change of use	10	{13}
<i>Agricultural building → retail/workshop; agricultural building → waste transfer station; A1 shop → A2 Financial Services; A1 shop → A2 letting agent; B1 office → bank; garage → flats (ALB+APP); public open space → residential; residential → HiMO; retail → vet</i>		
Church	1	{ 0}
Conservatory	5	{ 4}
Conversions (garage to residential use)	3	{ 2}
(flats into HiMO (ALB+APP))	2	{ 0}
(one dwelling into two)	1	{ 0}
(police station into flats)	1	{ 0}
Demolition	1	{ 3}
Dry Cleaning/Key Cutting cabin	1	{ 0}
Extension	52	{42}
<i>of which inc. garage</i>	2	{ 0}
Garage (new, detached)	1	{ 2}
Gym & pool building (amendment to 2013 appln)	1	{ 1}
Housing	11	{ 7}
<i>approved: land adj. Moreton Rd. saleroom (3); land adj. Verdun (4); land at Station Terrace (6); Tingewick Rd. Ind. Est. [ADP for 2013 AOP] (86)</i>		
<i>refused: Bourton Road self-build (7);</i>		
<i>no decision yet: Hamilton's Precision (59); Moreton Rd. III (130); Police Station [3 applns] (13)</i>		
Pitched roof	1	{ 0}
"Pod"	1	{ 1}
Porch	1	{ 3}
Shopfront	1	{ 0}
Signage	16	{11}
Windows	6	{ 2}
<i>of which dormer</i>	2	{ 0}
Works to trees	20	{30}

Per Min. 1036/09 the planning consultations during 2014 were:

July	Parking Guidance (BCC)
August	Technical consultation on planning (DCLG)

Members/officers have attended DMC/SDMC meetings at Aylesbury on 7 occasions for 9 applications (one was withdrawn at the last minute and has been re-listed for 11<sup>th</sup> March 2015); all of these to defend an OPPOSE response. One meeting was not attended (2 applications; 9/1/14). Committee decision was defer and delegate (4) and defer for site visit (1); all have eventually been approved.

Appeals were resolved as follows during 2014:

Site	grounds	result
4 Edge Hill Court	refusal	dismissed



March 6, 2015

BTC response 2014		AVDC decision					
	Total	approved	refused	Split	With- drawn	Permission not required	No decision yet
<b>Support</b>	8	5 (62.5%)			2 (25%)		1(12.5%)
(Conditional support	3)	1			2		
(Partial support	1)	1					
<b>Deferred pending further information</b>	2	2					
<b>Oppose</b>	33	14 (42.4%)	2 (6.1%)		8 (24.2%)		9 (27.2%)
<b>No objections</b>	83	77 (92.8%)	2 (2.4%)		2 (2.4%)		2 (2.4%)
<b>Noted</b>	4	4					
<b>No comment/Not applicable</b>	6	1 (BTC)			2	1 + 2 invalid	
<b>Not consulted on/ Not in this parish</b>	10						
<b>Deleted from system</b>	1						

2013 for comparison

BTC response 2013		AVDC decision					
	Total	approved	refused	Split	With- drawn	Permission not required	No decision yet
<b>Support</b>	27	22 (81.4%)	1 (3.7%)	1 (3.7%)			3 (11.2%)
(Conditional support	5)	3					2
(Partial support	2)		1	1			
<b>Deferred pending further information</b>	2		1				1
<b>Oppose</b>	42	25(59.5%)	5(11.9%)	1(2.4%)	5(11.9%)		6 (14.3%)
<b>No objections</b>	78	75(96.1%)	1(1.3%)		2(2.6%)		
<b>Noted</b>	1	1					
<b>No comment</b>	3	2	1				
<b>ACL</b>	4	4					
<b>Withdrawn before meeting</b>	1					1	

Year-on-year (discrepant totals are due to noted/withdrawn/no objection/no decision yet etc)

Year	Total	% AVDC total	Decision		%approved	% refused
2002	176	5%	Support 106		82%	3%
			Oppose 47		42%	26%
2003	184	5%	Support 142		91%	3%
			Oppose 39		56%	20%
2004	180	5%	Support 137		87%	6%
			Oppose 41		46%	34%
2005	150	4.7%	Support 109		75%	8%
			Oppose 32		62%	16%
2006	173	5.2%	Support 129		79%	7%
			Oppose 38		47%	34%
2007	171	4.9%	Support 126		85%	2%
			Oppose 37		49%	27%
2008	161	5.4%	Support 105		99%	4%
			Oppose 48		29%	12%
2009	118	4.7%	Support 89		91%	3%
			Oppose 23		87%	13%
2010	113	4.3%	Support 83		92%	5%
			Oppose 23		56%	18%
2011	137	4.8%	Support 93		93%	1%
			Oppose 32		78%	6%
2012	133	4.6%	Support 81		87%	1%
			Oppose 37		60%	11%
2013	158	4.4%	Support 27		81%	4%
			No Objections 78		96%	1%
			Oppose 42		60%	12%
2014	147	3.9%	Support 8		63%	0%
			No Objections 83		93%	2%
			Oppose 33		42%	6%

	A	B	C	D	E	F	G	H	I
	Parish Council/Parish Meeting	G-w-L PC	Padbury PC	Tingewick PC	Turweston PC	Westbury PC	Barton Hartshorn PM	Foscote PM	Shalstone PM
1	1. Does your parish look to Buckingham for								
2	a) primary school places	No	No	No	No	No	Yes	Yes	
3	b) secondary school places	Yes	Yes	Yes	No	No	Yes	Yes	Yes
4	c) general shopping	Yes	Yes	Yes	No	No	Yes	Yes	Yes
5	d) specialist shopping	Yes	Yes	Yes	No	No	Yes	Yes	Yes (& MK)
6	e) employment	Limited but Yes	Not in any great numbers	Yes	No	No	Yes	No	
7	f) outdoor leisure facilities such as football pitches or tennis courts	No	Not normally	Yes	No	No	Yes	No	
8	g) indoor leisure facilities such as a swimming pool, theatre/cinema, event venue (eg for a wedding reception)	Yes	All of these	Yes	No	No	Yes	Yes	Yes
9	h) other facilities - Health (Doctor, Dentist, Optician, Buckingham Hospital)	Yes	Yes		No		Yes	Yes	
10	- pharmacies		Yes						
11	- accountants	Yes							
12	- solicitors	Yes	Yes				Yes		
13	- vets		Yes						
14	- banking		Yes						
15	- library		Yes						
16	- public transport & taxis		Yes	Yes					
17	- waste recycling		Yes						
18									
19									
20	2. How many new dwellings (including conversions of existing buildings into smaller units)								
21	a) Did you have approved in 2014	1	1	85	2	24	0	0	0
22	b) Have unresolved applications for	0	1	2	1	3 + 1 farm	0	0	0
23	c) Have developers discussed with you (whether or not your Council supported the proposal)	No	up to 40	none this year	0	No	0	No	n/a

	A	B	C	D	E	F	G	H	I
24	d) Have developers looked to mount a public exhibition about in the parish	No	Dec '14 - application awaited	none this year	0	No	No	No	No
25	e) Have heard rumours about but no actual activity such as surveying has taken place		3 further locations - totalling c.131 new houses	possible sites but no numbers identified	0				
26		Yes				No	No	No	No
27	3. Do you find developers who have contacted you/made a presentation/held a public exhibition								
28	a) Look to include any infrastructure beyond basic play areas amongst the houses	No	Bloor - 40 homes - at too early a stage	only SuDS	n/a	n/a	n/a	n/a	n/a
29	b) Done any sensible research to see if the local infrastructure is adequate to the size of development	No	Yet to be determined	research overstated adequacy of local infrastructure, particularly transport and employment	n/a	n/a		n/a	

	A	B	C	D	E	F	G	H	I
	c) Consider a contribution to a locally expressed need rather than wait for AVDC/BCC to impose s106 conditions on the development (with or without consultation with the parish)		Yet to be determined	Yes, but only within the terms of AVDC/BCC s106 policies	n/a	n/a			
30		No						n/a	
31									
32									
33	<b>Parish Councils contacted</b>	<b>Parish Meetings contacted</b>							
34	Adstock		Addington		no email				
35	Akeley	no email	Barton Hartshorn						
36	Gawcott-with-Lenborough		Chetwode						
37	Hillesden		Foscote		no email				
38	Leckhampstead	no email	Great Horwood						
39	Lillingstone Dayrell	no email	Lillingstone Lovell						
40	Maids Moreton		Shalstone		no email				
41	Padbury		Thornton		no email				
42	Preston Bissett		Water Stratford						
43	Radclive-cum-Chackmore	no email							
44	Stowe	no email							
45	Thornborough	no email							
46	Tingewick		Red = no response-						
47	Turweston								
48	Westbury								
49	Winslow								

## AYLESBURY VALE DISTRICT COUNCIL

**Director**

Please ask for: Tracey Aldworth  
Direct Line: 01296 585003  
Switchboard: 01296 585858  
Text Relay: prefix telephone number with 18001  
Email: [TAldworth@aylesburyvaledc.gov.uk](mailto:TAldworth@aylesburyvaledc.gov.uk)  
Our Ref:  
Your Ref:



12 February 2015

To all Parish Councils  
Circulated via email

Dear Parish Clerk,

**North Bucks Planning Consortium**

We are aware that a number of parishes are looking to the North Bucks Planning Consortium (NBPC) to make representations on planning issues on their behalf.

Obviously we fully appreciate the benefits that some parishes may see in co-ordinating efforts on certain planning matters. However, from the local planning Authority's perspective, it is important that parishes are aware that any comments made by the NBPC carry no more weight than any other individual/group that chooses to comment on a planning matter. As an unelected informal group, the NBPC has no special status as such and is not recognised by the local planning authority in the same way that it recognises Parish Councils.

Where a parish council does not make its own representations/comments, if any views are expressed by the NBPC, these will simply be considered and reported in the same way that any other individual responses are. Comments from the NBPC will not trigger the referral to the relevant development management committee.

We have raised this matter with AVALC at our last briefing meeting and we wanted to ensure that this was brought to the attention of all parishes.

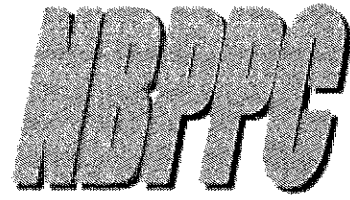
Can you please ensure that your Parish Councillors are made aware of this.

Kind regards,

Tracey Aldworth  
Director

cc AVALC

Ms T Aldworth  
Director  
AVDC  
The Gateway  
Gatehouse Road  
Aylesbury  
HP19 8FF



North Bucks Parishes Planning Consortium  
Secretary: Geoff Culverhouse, Nash Parish Council  
[geoff.culverhouse@gmail.com](mailto:geoff.culverhouse@gmail.com)

17<sup>th</sup> February 2015

Dear Tracey

**North Bucks Parishes Planning Consortium**

I write in response to your letter of 12<sup>th</sup> inst. and further to our brief telephone conversation on Friday 13<sup>th</sup>. In my role as acting Chair of North Bucks Parishes Planning Consortium (NBPPC) I have consulted with officers and colleagues in the consortium and this response is agreed by all.

You state that NBPPC is '*an unelected informal group*' but this is most definitely not the case. NBPPC is a properly constituted body, founded in the year 2000, with 23 Town and Parish Council members each paying an annual membership fee. These member councils represent more than 38,000 residents amounting to 22% of the total population of Aylesbury Vale. Each member council is entitled to send up to two representatives to consortium meetings and the minutes of these meetings are sent to all. Officers are elected at the Annual General Meeting each year. I trust that you will accept that NBPPC is neither unelected nor informal.

You further state that you '*are aware that a number of parishes are looking to NBPPC to make representations on their behalf*'. We are unaware of any parish ever requesting this and invite you to tell us which councils you are referring to. We could, of course, act as agent for a council but have never done so. NBPPC provides a forum in which member councils can debate important planning matters, identify major concerns, agree common themes and make a comprehensive response as an interested party. This response is circulated to all member councils who are encouraged to make their own responses in which they can highlight particular local concerns.

Since its formation NBPPC has concentrated on discussing and commenting only on planning related matters which have a strategic rather than just a local impact. The issues we have been involved in include;

- Being active stakeholders in the Roger Tym study of Milton Keynes and South Midlands (MKSM) Sub-Region 2000-2002, participating in the MKSM Sub-Regional Spatial Strategy (MKSM SRS) examination in Public, April 2004, being recognised by MK Partnership Committee as consultees on the MK2031 Plan and responding to all subsequent matters relating to the future development of Milton Keynes and in particular its south west expansion.
- Responding to the Aylesbury Vale Local Development Framework (Core Strategy) Consultation, and the Vale of Aylesbury Plan (VAP) Consultation. Maintaining a close scrutiny of the progress of the emerging Vale of Aylesbury Local Plan (VALP) and responding to the consultation stages.
- Meeting with Officers and Members of Bucks CC and AVDC to discuss a wide range of issues as and when possible.

- Being fully accredited stakeholders in the Public Examination of the South East Regional Spatial Strategy (SE Plan).
- Responding to proposed major developments such as 'Winslow Green', 'Newton Leys' and 'Salden Chase'.
- Monitoring proposals for, and commenting where appropriate on, HS2, East West Rail, Luton Airport expansion, Calvert EFW site, Wind Power, Gypsy and Traveller sites and Neighbourhood Plans.
- Commenting on changes to AVDC Officers delegated powers and changes to the way in which AVDC planning communicates with parishes.

NBPPC is the only group within Aylesbury Vale dealing solely with planning related matters. The membership level, and consistency of renewal, suggests that member parishes appreciate having a forum in which planning matters can be debated and acted upon. We believe that there is a real benefit in AVDC receiving well considered, detailed, responses to strategic planning issues and would urge you to fully engage with the consortium and work with us for the benefit of all concerned.

Yours sincerely,

Cllr Llew Monger  
Acting Chairman  
North Bucks Parishes Planning Consortium

### ***NORTH BUCKS PARISHES PLANNING CONSORTIUM***

Beachampton, Bierton with Broughton, Buckingham, Drayton Parslow, Granborough, Great Brickhill, Great Horwood, Leckhampstead, Little Horwood, Mursley, Nash, Newton Longville, North Marston, Padbury, Steeple Claydon, Stewkley, Swanbourne, Thornborough, Twyford, Watermead, Whaddon, Wing, Winslow.

**Secretary: Geoff Culverhouse, Nash Parish Council.**  
**[geoff.culverhouse@gmail.com](mailto:geoff.culverhouse@gmail.com)**



# BUCKINGHAM TOWN COUNCIL

TOWN COUNCIL OFFICES, BUCKINGHAM CENTRE,  
VERNEY CLOSE, BUCKINGHAM. MK18 1JP

Telephone/Fax: (01280) 816 426

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[www.buckingham-tc.gov.uk](http://www.buckingham-tc.gov.uk)

Town Clerk: Mr. C. P. Wayman

Appendix K



Ian Marshall, Senior Development Manager  
Planning Advisory & Compliance Service  
Place Service  
Bucks County Council  
Walton Street  
Aylesbury  
HP20 1UY

5<sup>th</sup> February 2015

Dear Mr. Marshall,

## REF: TRAVEL PLANS

Members of Buckingham Town Council Planning Committee have asked me to contact you with their concerns about Travel Plans. They often see these as supporting documents for larger planning applications, with monies set aside for baseline and subsequent annual surveys, and wondered if these are monitored; whether they are chased if not produced voluntarily in due time; and if summaries are available for their information.

They are particularly interested in County's views on the following:

1. Whether a retrospective fitting of a Travel Plan works (eg for Moreton Road II (13/01325) onto Moreton Road I (06/01809), and possibly Moreton Road III (14/02601) onto both of these, should permission be granted;
2. The Travel Plan for the Sainsbury's convenience store (13/00889; Condition 14) was supposed to be approved before any part of the development was occupied; it wasn't validated into AVDC's system until 8<sup>th</sup> August 2014 – the store was officially opened on 31<sup>st</sup> July. Members expressed concern to the AVDC officer that no staff parking was to be permitted on site, which would lead to additional parking on the already congested Chandos Road, and that the cycle stands were not overlooked or under cover - few would leave a bicycle parked outside in all weathers especially during evening shifts. We never received a reply from the officer, and her superior referred us back to yourselves. We note that Ms. Pickard has also voiced these concerns and has rejected the Travel Plan as submitted, but there is no evidence that a revised version has been produced and approved. It has been noted that staff do park on Chandos Road – convenient and free of charge – rather than in Cornwalls Meadow.
3. How well does the employment of a Travel Supervisor work in ensuring, for example car-sharing? Some developers propose a community noticeboard with bus timetables and a lift-share website address – is this as effective?
4. How feasible many of these plans are in a rural area; there is no secure cycle parking at either of the secondary schools, though both are within reasonable cycling distance of

Buckingham



Twinned with Mouvaux, France





much of the new housing (the constrictions of the town centre however do not lend themselves to safe routes from all, and Plans universally ignore the steepness of the hills when considering isochrones); many developers have very metropolitan perceptions of bus services – the concept of a once-a-day bus service, let alone once-a-week bus frequency escapes them, as also the lack of buses at suitable times to get to and from work. There are no bus stops whatever serving the industrial areas south of the bypass; nevertheless an over-optimistic attitude prevails when predicting mode transfer.

5. Careless or lazy research leads to false submissions: the Plan for the housing on Tingewick Road (14/02513) suggested the 131/132 route along Embleton Way as a convenient bus service – it would be quicker, and more useful, to suggest walking into the town centre. Another recent application, not in our parish but adjacent to our boundary and dependent on Buckingham for infrastructure and facilities (15/00051), inserted into its Travel Assessment four leisure cycling routes lifted from a website (cycle-route.com); surely this is unrelated to mode transfer? To include cycle routes surely they must show a destination (school, shops, employment areas) which might otherwise have been accessed by car, not a circular run out for a sunny Sunday?

Members are not against the principle of Travel Plans, but they have to be grounded in fact, deliverable, and not pious aspirations. If alternative, greener, modes of transport are simply not available – for example, a bus once a week leaving the village at 10am and returning at noon is of no use to anyone with a job in Buckingham – how can any transfer be considered viable?

Our next planning meeting is on 16<sup>th</sup> February 2015, and Members look forward to BCC's views on the subject; your contact is Mrs. K. McElligott, Clerk to the Planning Committee.

Yours sincerely,

C. P. Wayman  
Town Clerk

**From:** Pickard, Julie <jpickard@buckscc.gov.uk>  
**Sent:** 17 February 2015 16:07  
**To:** office@buckingham-tc.gov.uk  
**Cc:** Dengler, Rebecca  
**Subject:** Travel Planning in Buckinghamshire

Dear Mrs McElligot,

I have been passed a scan of some comments from Buckingham Town Council regarding Travel Planning in Buckinghamshire. I note that this was for a meeting that was held last night and I can only apologise that my response has missed the meeting date.

I work part time for Bucks County Council and a small part of my role is to review the Travel Plans from new developments. I was very interested in the comments that you raise and feel that many are valid and worth more discussion.

To take the points in order:

- Monitoring of the Travel Plans / Chasing if unmonitored

Unfortunately our Sustainability Officer who had been looking at the Business Travel Plans and chasing for the annual reviews and monitoring has moved on and due to current restructuring within the Council this role has not yet been picked up as part of Future Shape. We have a software system in place called iTrace that we ask all developers to commit to for a minimum of 5 years and this should generate requests for annual monitoring and provide an annual report. When fully staffed this will be an area to be strengthened and improved.

- Retrospective fitting of a Travel Plan

Research shows that once travel patterns are established it is much more difficult to change, hence the ideal Travel Plan is one that is written and agreed from the outset. Retrospective planning will always be fighting against ingrained behaviour. For a phased residential development such as Moreton Road however I would say that it is worth trying to apply a retrospective travel plan as this is a large development and there are many good ideas that can be generated by residents who are already experiencing travelling to and from the site. If a working group can be established, facilitated by the developer to include existing residents then this could have a beneficial outcome.

- Chandos Road Sainsbury

I was very interested in the comments regarding Chandos Road development. This development has been raised again this morning as Sainsbury are chasing us for discharge of the planning agreement. This has been referred back to the Planning Authority, AVDC, and they have asked the planning agent to discuss this with both yourselves and Sainsbury. The S106 Agreement required a Travel Plan and the document I was asked to review did not meet BCC requirements and so I could not approve it. Sainsbury have queried why the Travel Plan was required as the store does not meet the normal threshold for a Travel Plan. I have explained that some developments can be required to have a Travel Plan if there is a local need, and it would seem that there is a local concern for parking in Chandos Road. I would be very interested to hear the outcome of this discussion. I was particularly interested to hear that staff are parking nearby as Sainsbury have informed us that staff do not drive to work.

- Travel Plan Supervisor

A good Travel Plan Supervisor (Coordinator) is key to the success of a travel plan. The problem we can encounter with a Development is that the end user of the development is best placed to provide the Travel Plan Coordinator rather than the Developer themselves. The end user may not

be made aware of the travel plan and often we are unaware of who the end user is and therefore cannot offer support and advice. This is another aspect of the team that will be strengthened and improved in the future.

- **Rural Areas**

I take on board all your comments regarding topography, rural bus services and cycle parking at the Secondary Schools. We do ask Developers to consider all of these within the travel plan and I will usually ask them to check capacity of bus routes that they recommend, especially the peak hour services. I am not always aware of the topography of the areas in Bucks that I am unfamiliar with, though I will pick them up in areas that I know well. This is something I will make note of and ensure that I get some local knowledge. I was not aware that the two Secondary Schools have no cycle parking, but I can let our School Travel Planning Officer know this. The funding for cycle parking on the school grounds will be down to the school, and this could be why they have not provided any.

- **Leisure Cycling Routes**

We do ask that Travel Plans include local cycle routes. Usually this is to gain understanding as to any links that can be made from the development to these routes and if these local links are safe or need developer funding to make them accessible. In the case you describe it would seem that circular leisure routes have been included. This may still be useful for a residential development as it could encourage family cycling, which in turn increases bike usage and may help to raise the number of cyclists with the confidence to then cycle on road as commuters. However if the development is to and from a place of work then we are looking for cycle routes to enable commuters to access stations, town centre etc and identifying leisure routes would serve little purpose.

I hope I have been able to answer some of your questions. Please do come back to me if you have any further comments.

Regards,  
Julie

**Julie Pickard**

Waste Reduction Officer / Sustainability Services Officer  
Place Service  
Buckinghamshire County Council  
County Hall  
Walton Street  
Aylesbury  
HP20 1UY

Direct Dial 01494 586621  
email [jpickard@buckscc.gov.uk](mailto:jpickard@buckscc.gov.uk)

**Please note I do not work on Mondays or Fridays**

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