



# BUCKINGHAM TOWN COUNCIL

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

Telephone/Fax: (01280) 816 426

Email: office@buckingham-tc.gov.uk  
www.buckingham-tc.gov.uk



Tuesday, 20 January 2015

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on 26<sup>th</sup> January 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 22<sup>nd</sup> December 2015 ratified at the Full Council meeting held on 19<sup>th</sup> January 2015.  
**Copy previously circulated**
4. **Buckingham Neighbourhood Development Plan**  
To receive any update.
5. **Action Reports**
  - 5.1 To receive action reports as per the attached list. **Appendix A**  
Members are asked to review the list and consider whether the shaded items are worth pursuing or can be struck off.
  - 5.2 (602.4: signage reduction) 7/1/15: Ms. Morris reports "I had a constructive meeting with Highways. They have our schedule of work and they are going to go through it and work out what is feasible to do and what is not possible. I think some of the works on the schedule have already been done as well. So basically they have agreed to look at each item respond to each about feasibility and give me a timescale for undertaking the work so things are moving forward. As soon as I have this information I will get back to you."
  - 5.3a (542/14) To receive a response from the Department of Transport regarding the Oxford-Cambridge Expressway **Appendix B(a)**
  - 5.3b .....and from BCC **Appendix B(b)**
  - 5.3c .....and from Mr. Bercow **Appendix B(c)**

Buckingham



Twinned with Mouvaux, France



7. 14/03720/APP 2 Bodenham Close, MK18 7HR  
Erection of first floor side extension, a porch and single storey rear extensions  
*Clarkson*
8. 14/03778/APP 18 Gifford Place, MK18 1XA  
Single storey rear extension  
*Cant*

The following Minor Amendment has been received, for information only:

14/03251/APP Land adjacent to Verdun, Western Avenue: Erection of 4 dwellings  
*Minor amendments: clarification of rear boundary (the post-and-wire fence is not in the applicant's ownership); fourth house has main door at the front, to match other three; additional parking bay*

This application is going to Development Management on 29<sup>th</sup> January.

## 7. Planning Decisions

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

		<b>BTC response</b>	<b>Officer recomm<sup>n</sup></b>
<b>Approved</b>			
14/02685/APP	Railway Station site Erection of 6 dwellings	Oppose	Approve
14/03100/APP	Pightle Cott., Western Ave. Two storey rear extension	No objections	-
14/03212/AAD	New Inn New signage (various)	No objections	-
14/03213/ALB	New Inn New signage (various)	No objections	-
14/03259/APP	Therfield, Avenue Rd. Loft conversion, rear & side ext'ns	No objections	-
14/03395/APP	5 Nightingale Place Conv. of garage to habitable room	No objections	-
14/03456/ATC	University, Hunter St. RE-pollard group of 11 willows	No objections	-
14/03616/ATP	Maids Moreton Ave. Tree works	No objections	-

### **Not consulted on (ACL); Certificate granted**

14/03274/ACL 59 Aris Way Loft conversion n/a

## 8. Case Officer Reports (& Recommendations)

Reports have been received for the following applications, and are available in the office

### **8.1 Strategic Development Control**

**(8<sup>th</sup> January)** No Buckingham applications

**(28<sup>th</sup> January)** No Buckingham applications

### **8.2 Development Control**

**(9<sup>th</sup> January)** No Buckingham applications

**(29<sup>th</sup> January)** 14/03251/APP – Land adj. Verdun, Western Avenue: Erection of 4 houses

## 9. Enforcement

Members are advised that AVDC has changed the way Enforcement matters are communicated; all enforcement – new cases, closed cases and formal proceedings – for all parishes is now circulated to District Members monthly. The Clerk will extract Buckingham matters, but if Councillors have concerns about enforcement in adjacent parishes, the office will keep the full lists on file.

8.1 To receive the AVDC updates for November and December, and the updated BTC list.

### **Appendix C**

9.2 To report any new breaches

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

Minute	Urgent responses sent	Responses posted
543/14	New system used 4/12/14	All posted 4/12/14

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		
	28/7/14 233.2	12/8/14	Letter re hospital bus service			
Development Control meetings	25/11/13 542/13	8/1/14	Letter to N Boles on new DCC system	(17/2/14 788.1) respond as minuted 26/2/14		
	17/3/14 829.2 13/10/14 411/14	1/4/14	Letter to Neil Blake News Release		Prompt sent 29/5/14	
Footpath, Moreton Road	7/10/13 427/13	23/10/13	Refer query to AVDC Chased	Acknowledged 23/10/13		
	1/12/14 542/14	19/12/14				
HGVs in town	1/12/14 542/14	7/1/15	Reporting sheet	<b>Draft, agenda 10.1</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	8/7/14	Quarterly update to be prepared	<b>March 2015 agenda</b>		
Guide for new Councillors	26/8/14 281/14			<b>March 2015 agenda</b>		
Neighbourhood Plan	1/12/14 541/14	19/12/14	Letter to N. Blake as minuted <b>Town Clerk</b> to circulate Tibbald's report			
	22/12/14 601/14					
Chandos Sainsbury's	15/9/14 364.1	19/9/14	Letter re Travel Plan to S.Kitchen	22/9 – passed to officer to respond	<b>Prompt sent 7/1/15</b>	
Conservation Area signage	4/10/14 416.3	16/10/14	Freya Morris asked for update	Ackn 24/10/14 update to follow	Update 7/1/15 <b>Agenda 5.2</b>	
VALP	3/11/14 492.2	18/11/14	Send agreed response			
Upgrade of A421 – feasibility study	1/12/14 542/14	22/12/14	<b>Town Clerk</b> Letter as minuted	<b>Agenda 5.3</b>		
Bourton Road site	1/12/14 545.3	7/1/15	Town Clerk Meeting report Letter of thanks to officers	Application has since been refused <b>Reply received:</b> I am pleased to hear that members of the Committee were happy with the work myself and Jamie have done on that case. Olivia Stapleford		
	22/12/14 602.3/14					

Subject	Meeting date/minute	Action taken on	Form	Response received	Prompt/reminder sent	Response received
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Maids Moreton development	1/12/14 548.1/14	22/12/14	Letter as minuted; <b>Town Clerk</b> to set up meeting with MM PC	<b>Agenda 11.1</b>		
Consultee Access to Planning	1/12/14 548.3 22/12/14 608/14		Report on new system Update on any subsequent improvement	Agenda 11.1 <b>Agenda 12</b>		
Candleford Court	22/12/14 607.1/14	7/1/15	Letter as minuted			

**Enforcement reports and queries**

Satellite dishes	6/6/12 97/12 26/11/12 519.6	26/6/12	Seek opinion of HBO on CA Keep Cllr. Mills informed of any progress	Ackn. 2/7/12 FC action 12/8/13	23/8/12 New Protocol (also forwarded to Cllr. Mills) – Recommendation to FC agreed 9/12/13 – Letter sent to Cllr. Polhill. 785/13 Response requested 18/2/14; received 4/3/14 agenda 8	
	17/3/14 832 13/10/14 411/14	1/4/14	Clarification requested from N. Blake See News Releases		Prompt sent 29/5/14 And 15/7/14	
Signs	17/3/14 834.5 9/6/14 105.1/14	2/4/14	Car Wash  Letter as minuted	- Passed to Estates Dept.	Prompt sent 7/1/15	
London Road tree	12/5/14 39.5/14	16/5/14	Chase	See Enforcement sheet		
House in Well Street	7/7/14 161.2/14	16/7/14 (photo sent)	Change of use to be notified			
Osier Way 11/00064 & 65	1/12/14 546.2		Chase results	<b>19/12/14: both closed in 2012</b>		
Fir Cottage – gate into park	1/12/14 546.3		Unauthorised access	GSM already investigating	<b>Gate existed before development, and fence belongs to site owner; no right of access to park has been established so far as is known</b>	
Moreton Road Phase II	1/12/14 546.3	19/12/14	Mud on road – letter as minuted			

**News releases**

HGVs - reporting	1/12/14 550/14		<b>Cllr Harvey</b> to publicise via Newsletter	<b>Confirmed for Spring edition</b>	<b>See also agenda 10.1</b>	
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Awaiting response

Not yet done



Department  
for Transport

Great Minster House  
33 Horseferry Road  
London  
SW1P 4DR

Tel: 020 7944 3295  
Fax: 020 7944 4873  
E-Mail: [john.hayes@df.t.gov.uk](mailto:john.hayes@df.t.gov.uk)

Web site: [www.gov.uk/df.t](http://www.gov.uk/df.t)

Our Ref:

Your Ref:

C P Wayman  
Town Clerk  
Buckingham Town Council  
Buckingham Centre  
Verney Close  
Buckingham  
MK18 1JP

Dear Mr Wayman

Thank you for your letter of 22 December 2014, about the strategic study into an Oxford-Cambridge Expressway. Your letter has been passed to me and I have been asked to reply.

This Government recognises the importance of transport infrastructure to the economy, and we have already announced increased levels of Government funding to deliver improvements targeted at supporting economic growth. Our commitment to deliver a step change in future investment in transport infrastructure was made clear by the Chancellor in his statement of 26 June 2013 which announced the conclusions of the Government's 2013 spending review.

As part of the Road Investment Strategy (RIS), published on 1 December 2014, the Investment Plan outlines how we will invest in the Strategic Road Network (SRN) between 2015/16 and 2020/21. In total, we are investing £15.2bn in over 100 major schemes to enhance, renew and transform the network over the 2015/16–2019/20 Road Period as part of the biggest upgrade to the Strategic Road Network in a generation. This significant investment will be used to complete current road schemes, begin construction of previously-announced road schemes and also take 69 new road schemes into construction by 2020/21.

However some of the challenges and opportunities facing the network are too large and too complex to fix in a single Road Period. These issues need to be examined carefully, and the conclusions should reflect the views of local residents, business, local authorities and road users of all kinds. Building on the feasibility study approach of 2013/14, we are commissioning a series of new strategic studies, to address some of these challenges.

As with our previous feasibility studies, we will engage closely with interested stakeholders to set out and agree the details of the scope, timing and management of our study work, and how this may fit with other work considering future transport investments.

The earliest likely date for starting to scope the work on the Oxford-Cambridge Expressway will be later this year. Thank you for setting out Buckingham Town Council's position clearly – it is very helpful to have constructive input that will be fed into the study once it commences. .

I trust this clarifies the situation.

Yours sincerely

Jennifer Stocks  
Strategic Roads Investment Division

**Town Clerk**

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**From:** Walford, Stephen [stwalford@buckscc.gov.uk]  
**Sent:** 16 January 2015 13:34  
**To:** office@buckingham-tc.gov.uk; townclerk@buckingham-tc.gov.uk  
**Cc:** Casey, Finn; Vigor-Hedderly, Ruth - (County Councillor)  
**Subject:** Oxford-Cambridge Expressway

Dear Mr Wayman

Thank you for your letter to Cllr Vigor-Hedderly of 23<sup>rd</sup> December on behalf of the Town Council regarding the matter of the proposed Expressway. My apologies it has taken a while to respond to you.

I welcome your support for this study, which aligns well to the Town Council's aspirations of seeing infrastructure improvements to the A421 as captured within its emerging Neighbourhood Plan.

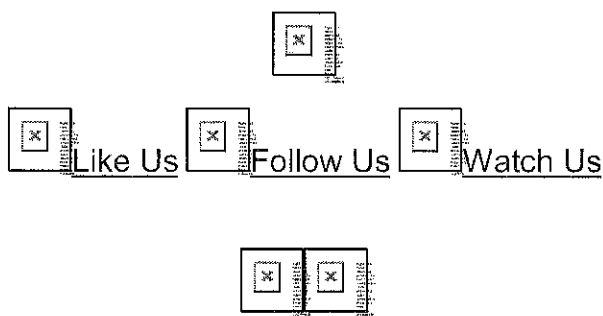
I personally discussed this work with the Department for Transport earlier this week to establish if any timescales have been set for when we might see this feasibility study start. However, as yet it appears that no firm start date has been determined.

I have undertaken to keep local county members informed as any new developments occur on this subject, and I am of course happy to make sure the Town Council is similarly briefed. Local knowledge on both issues and options is a crucial part of any feasibility study of this nature, so I am sure there will be an opportunity for local input into this process.

In the meantime if you have any queries please feel free to contact me directly.

Regards  
Stephen

**Stephen Walford**  
**Director - Growth & Strategy**  
Buckinghamshire County Council  
01296 382104  
[Stwalford@buckscc.gov.uk](mailto:Stwalford@buckscc.gov.uk)



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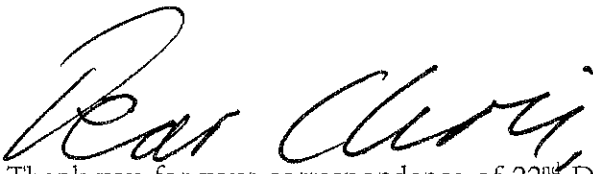
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C P Wayman Esq.  
Town Clerk, Buckingham Town Council  
Town Council Offices, Buckingham Centre  
Verney Close, Buckingham  
Buckinghamshire, MK18 1JP

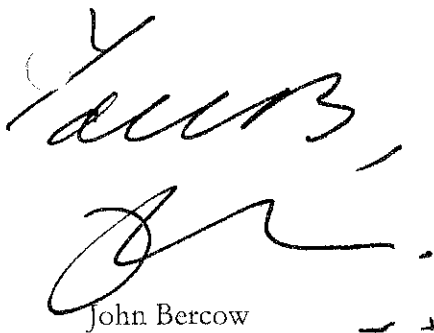
15<sup>th</sup> January 2015



Thank you for your correspondence of 22<sup>nd</sup> December regarding the Oxford-Cambridge expressway. I appreciate you taking the time to write to me.

To ensure that your concerns are appropriately addressed, I have today written to Mr Chris Williams, Buckinghamshire County Council, requesting he look into the issues raised in your correspondence and provide me with his comments. I have also requested that the Council keep you abreast of any news regarding the study and the expressway's development. I will write again with any responses I receive.

In the meantime, should you have any additional questions, or feel I can be of any further assistance, please do not hesitate to contact me again.



John Bercow

**Rt. Hon. John Bercow MP**  
*Buckingham*

Speaker's House, House of Commons, London SW1A 0AA  
Tel: 020 7219 6346 Email: [bercowj@parliament.uk](mailto:bercowj@parliament.uk)

**AVDC Enforcement update – extracts for Buckingham**

Planning 26/1/15

**Received Nov. 2014**

14/00430/CON3

**BUCKINGHAM NORTH WARD**

Alleged unauthorised creation of hardstanding in field

Land To The West Of Castlemilk Castlemilk Buckingham Buckinghamshire

Case Officer: Pauline Tuset

14/00460/CON3

**BUCKINGHAM SOUTH WARD**

Alleged unauthorised breach of Conditions regarding wheel washing not being undertaken -  
09/01035/APP refers

Land To South Of The A421 And East Of A413 London Road Buckingham

Case Officer: Christine Hack

14/00463/CON3

**BUCKINGHAM SOUTH WARD**

Alleged unauthorised siting of advertising banners on fence

Pets At Home Unit 3A Osier Way Buckingham Buckinghamshire MK18 1TB

Case Officer: Christine Hack

**Received Dec. 2014**

14/00474/CON3 **BUCKINGHAM NORTH WARD**

Alleged unauthorised failure to comply with Condition 8 of 09/02070/APP (car parking  
area has not had Tegula Piora block finish applied)

3 The Villas Stratford Road Buckingham Buckinghamshire MK18 1NY

Case Officer: Christine Hack

## **Closed November 2014**

14/00430/CON3                    **BUCKINGHAM NORTH WARD**  
Alleged unauthorised creation of hardstanding in field  
Land To The West Of Castlemilk Castlemilk Buckingham Buckinghamshire  
Reason: No breach of control  
Case Officer: Pauline Tuset/Philip Dales

14/00331/CON3                    **BUCKINGHAM SOUTH WARD**  
Alleged unauthorised construction of first floor dormer without planning permission  
10 Gawcott Fields Gawcott Road Buckingham Buckinghamshire MK18 1TL  
Reason: Planning permission granted  
Case Officer: Philip Dales

## **Closed December 2014**

14/00415/CON3 **BUCKINGHAM SOUTH WARD**  
Alleged unauthorised increase in height of wall between two buildings  
3 Tingewick Road Buckingham Buckinghamshire MK18 1EE  
Reason: Not expedient to take action  
Case Officer: Christine Hack

14/00460/CON3 **BUCKINGHAM SOUTH WARD**  
Alleged unauthorised breach of Conditions regarding wheel washing not being undertaken -  
09/01035/APP refers  
Land To South Of The A421 And East Of A413 London Road Buckingham  
Reason: Ceased  
Case Officer: Christine Hack

14/00463/CON3 **BUCKINGHAM SOUTH WARD**  
Alleged unauthorised siting of advertising banners on fence  
Pets At Home Unit 3A Osier Way Buckingham Buckinghamshire MK18 1TB  
Reason: Ceased  
Case Officer: Christine Hack

**No formal notices issued either month for Buckingham**

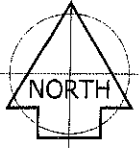
**ENFORCEMENT MATTERS**

Report Date	AVDC number	Date ackn.	Address	Complaint	Action/Response
4/11/10		29/11/10 email	Barham Lodge  6-8 Nelson Street	Large white satellite dish erected on listed building, 3 <sup>rd</sup> on this aspect of Barham Lodge/Bridgewater House 5 satellite dishes on three dwellings	29/11/10 CH & PD looking into satellite dishes generally. 16/6/11 Request sent for update on above 13/7/11 Regulations for flats: if building < 15m high maximum 2 permitted, > 15m high 4 permitted. Permission required in Cons. Area if on chimney, wall or roof which faces onto and is visible from a road. 25/4/12 Request sent for update as above General reply received 31/5/12 circulated 6/6/12; HBO has been asked for view on whether rules should be rigidly applied in CA Recommendation to FC 12/8/13 agreed and actioned Draft Protocol received 19 <sup>th</sup> November 2013 → 25/11/13; Recommendation to FC to reject; letter sent to Cllr Polhill by Town Clerk Follow-up letter sent to Cllr. N. Blake
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)
2/4/14	14/00140/CON3	2/4/14	Car wash signs, 13 High Street  Clays, 6 Market Hill	Signage application a condition of application 13/02447/APP  Use of yard as café	April Bulletin: Received and passed to Estates [one is on AVDC land]
6/5/14					
18/9/14	14/00381/CON3	23/9/14	Buckingham Fort, West St.	<b>Alleged unauthorised erection of trough light illuminated signage of property</b> Surplus signs could be removed	Windows are same pattern, but in plastic – no material change If signage is illuminated, will require planning permission
16/10/14	14/00414/CON3	17/10/14	Aldi		
16/10/14	14/00415/CON3	17/10/14	3 Tingewick Road	New wall	<b>Closed December 2014: Not expedient to take action</b>

HGV's in Buckingham

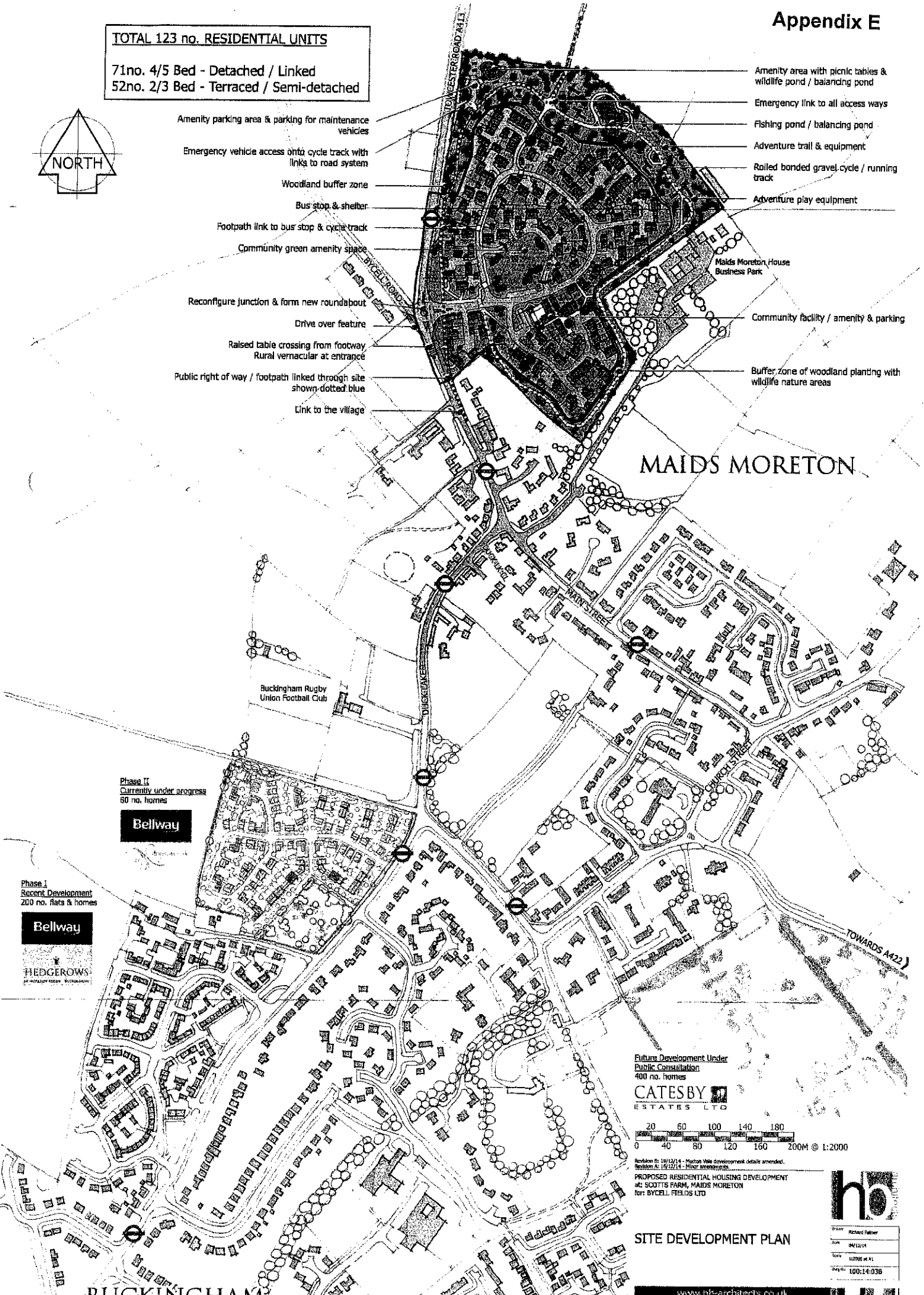
Date	Haulier's name	Truck registration	Location	Travelling from - to		Time	Notes
14/1/15	Eddie Stobart	PE64 USV	High Street	Moreton Rd junction	Stratford Road	09.40	I came out of Cornwall Place so missed whether it had come from Market Hill or Moreton Road

**TOTAL 123 no. RESIDENTIAL UNITS**  
 71no. 4/5 Bed - Detached / Linked  
 52no. 2/3 Bed - Terraced / Semi-detached



- Amenity parking area & parking for maintenance vehicles
- Emergency vehicle access onto cycle track with links to road system
- Woodland buffer zone
- Bus stop & shelter
- Footpath link to bus stop & cycle track
- Community green amenity space
- Reconfigure junction & form new roundabout
- Drive over feature
- Raised table crossing from footway
- Rural vernacular at entrance
- Public right of way / footpath linked through site shown dotted blue
- Link to the village

- Amenity area with picnic tables & wildlife pond / balancing pond
- Emergency link to all access ways
- Fishing pond / balancing pond
- Adventure trail & equipment
- Rolled bonded gravel cycle / running track
- Adventure play equipment



Maids Moreton House Business Park

**MAIDS MORETON**

Buckingham Rugby Union Football Club

Phase II  
 Currently under progress  
 80 no. homes  
**Bellway**

Phase I  
 Recent Development  
 200 no. flats & homes  
**Bellway**  
**HEDGEROWS**  
 AN INVESTMENT TRUST, BUCKINGHAM

Future Development Under Public Consultation  
 400 no. homes  
**CATESBY**  
 ESTATES LTD

Revision 01: 19/12/14 - Maids Moreton Village development details amended.  
 Revision 02: 16/12/14 - Minor amendments.  
**PROPOSED RESIDENTIAL HOUSING DEVELOPMENT**  
 at: SCOTT'S FARM, MAIDS MORETON  
 for: BYCELL FIELDS LTD

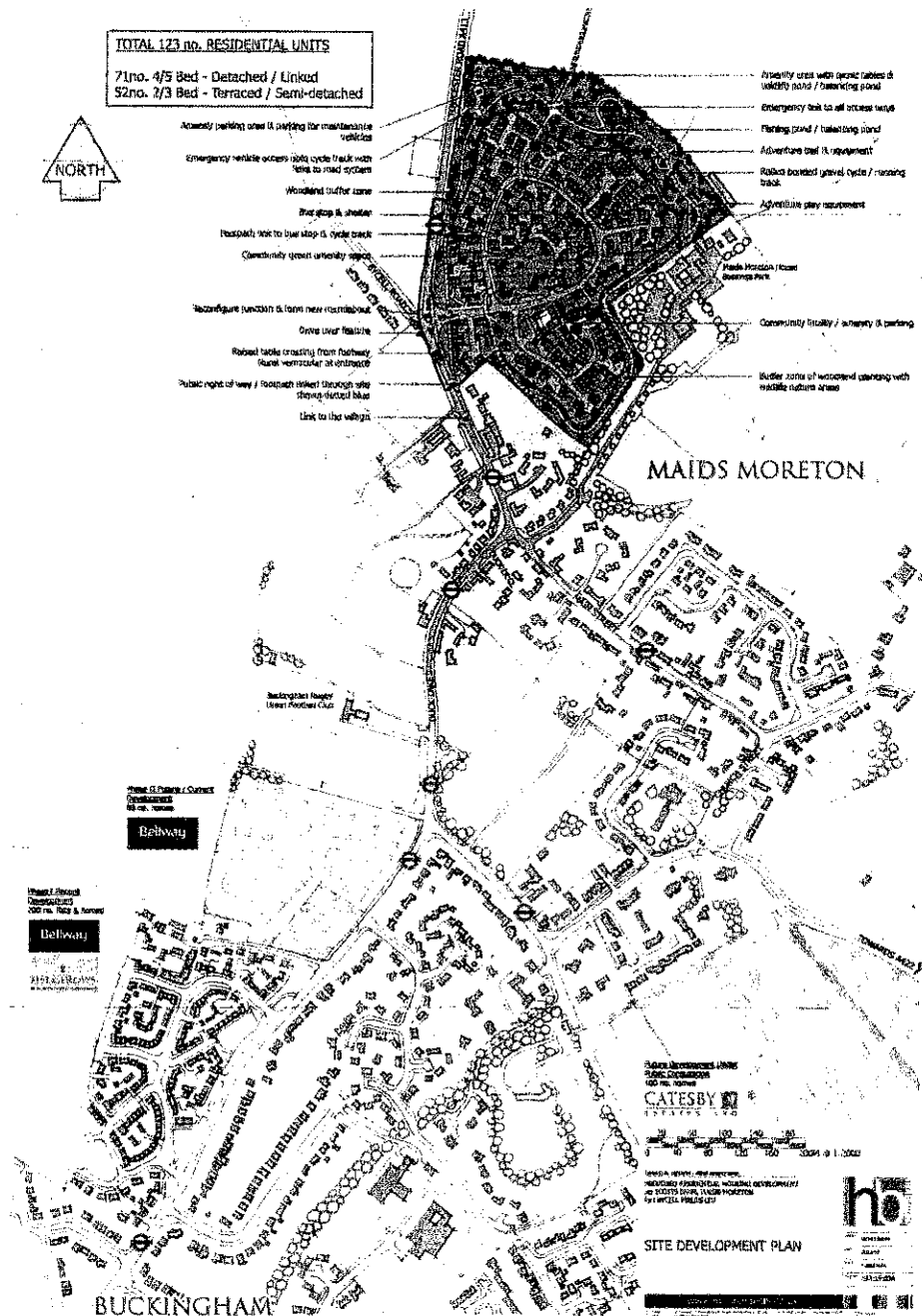
Logo: hb architects
Drawn: Richard Fether
Scale: 04/12/14
Site: 122006 M01
Drawn by: 100:14:036

**SITE DEVELOPMENT PLAN**

**BUCKINGHAM**

# DEVELOPMENT APPRAISAL

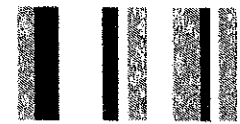
**PROPOSED RESIDENTIAL DEVELOPMENT**  
**at: SCOTTS FARM, TOWCESTER ROAD, MAIDS MORETON**  
**for: BYCELL FIELDS LTD**



**DEVELOPMENT APPRAISAL**  
**R B Palmer Dip Arch RIBA**

HB Architects Ltd  
 The Triforium  
 17 Warwick Street  
 Rugby  
 Warwickshire  
 CV21 3DH  
 T: (01788) 576137  
 F: (01788) 541128

**100-14**  
**December 2014**



# 1. INTRODUCTION

Our Client's family has lived in Maids Moreton since 1954 at Scotts Farm to the north of Maids Moreton, Buckinghamshire adjacent to Towcester Road. The landowners have made sixteen acres of this land available for sustainable development, however, this leaves a further eighty acres of permanent pasture which would be retained by Scotts Farm.

The landowners have identified that there is the potential for this land to form a residential urban extension to Buckingham on the Maids Moreton fringe of the town as a strategic sustainable urban extension.

HB Architects have been appointed by Kevin Cozens and the Developer, Bycell Fields Ltd, to consider this development through an Outline Planning Application.

Our Client retains an interest in the development and has been an integral part of the concept design adding the views of a local resident into the Design Brief. Our Client has required that the development keeps an open grain rural character respecting the scale and character of the village and incorporating a community green area at the heart of the design. This local input has informed the grain and layout of the proposal which is intentionally less dense than other more recent developments and proposals.

In terms of Planning Policy there exists a planning environment of support for residential expansion across the country.

The National Planning Policy Framework has at its heart "*a presumption in favour of sustainable development*". The key Policy Statement is contained within Para. 14 which states that "*Local Planning Authorities should where a development plan is absent or out of date grant permission unless the adverse impact is so significant and outweighs the benefit*".

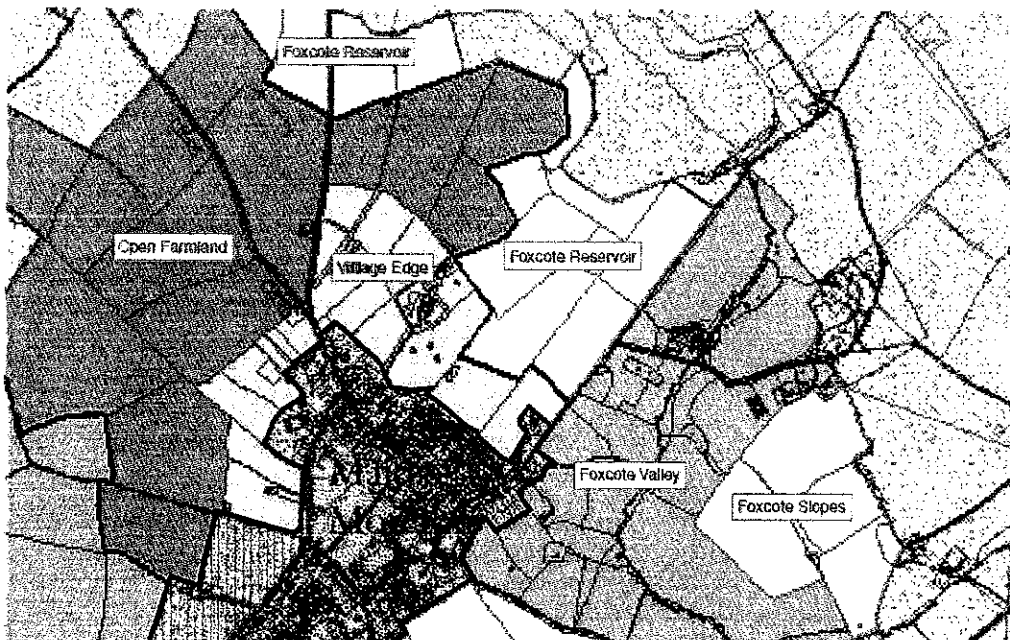
In order to meet the Government's Housing Delivery Target National Planning Policy Guidance (NPPF) March 2012 demands that Local Authorities maintain a deliverable 5 year housing land supply. It is considered that, in the light of information confirming that Aylesbury Vale District Council do not have in place a 5 year plan, there is potential for this site to come forward to assist in the supply of housing.



## 2. DESIGN & CONSIDERATIONS

The proposal to develop in Maids Moreton has the benefit of providing housing which will ensure the vitality and viability of local services, in particular, schools, small local businesses and social facilities in Maids Moreton and to the north of Buckingham.

When considering development close to the centre of Maids Moreton reference has to be made to the Local Authority's Conservation Area Assessment for Maids Moreton. The Assessment identifies that the village edge is surrounded by arable land, historically the land was described as Maids Moreton plateau. This land is defined as 'village edge' within the Conservation Area Assessment and relates to the built confines of the village with land beyond this described as farmland and becoming more rural and open in character.

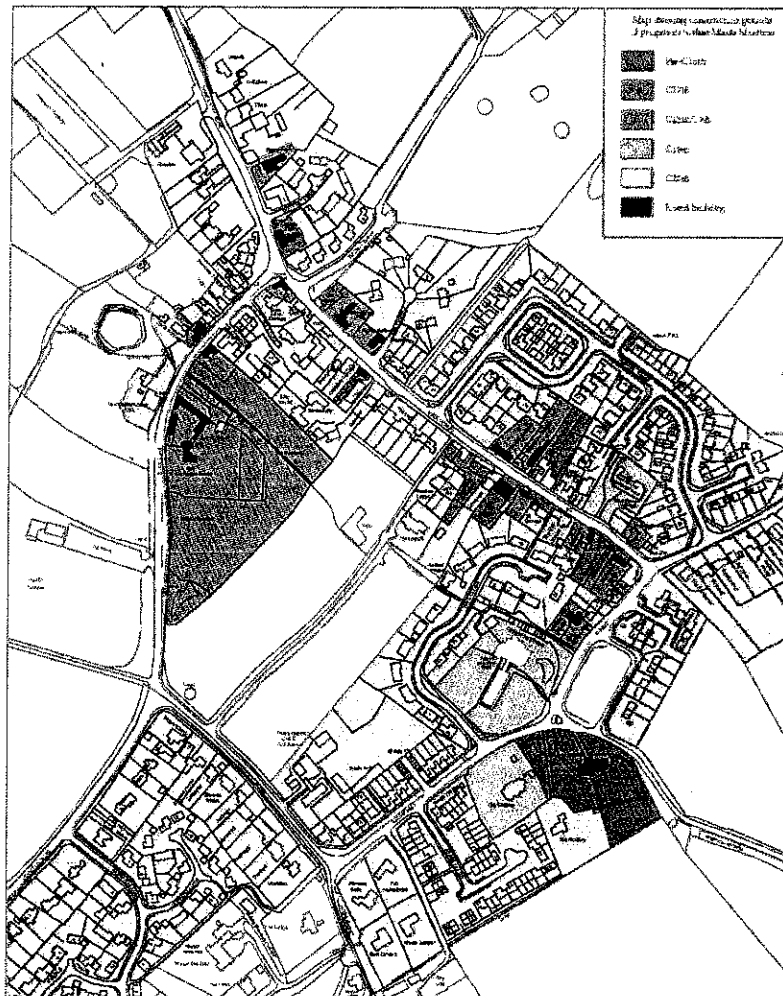


The proposal has the benefit of linking a satellite housing pocket which exists on Bycell Road and is divorced from the village but would become integrated with the development of this proposal.

The scheme utilises a woodland landscaped edge where a "Nature and Fitness trail" is set up to provide a 1.5km woodland trail incorporating exercise and amenity points along the route. A series of access points are included to allow residents to enter and exit the trail along the way.

The illustrative plan indicates 123 total number of dwellings with the residential development closest to the village to the south of the new entrance adopting a more dense village vernacular, with a more open grained appearance to the immediate north and then the residential development is proposed to be screened behind the woodland trail creating a soft start to the village confines.

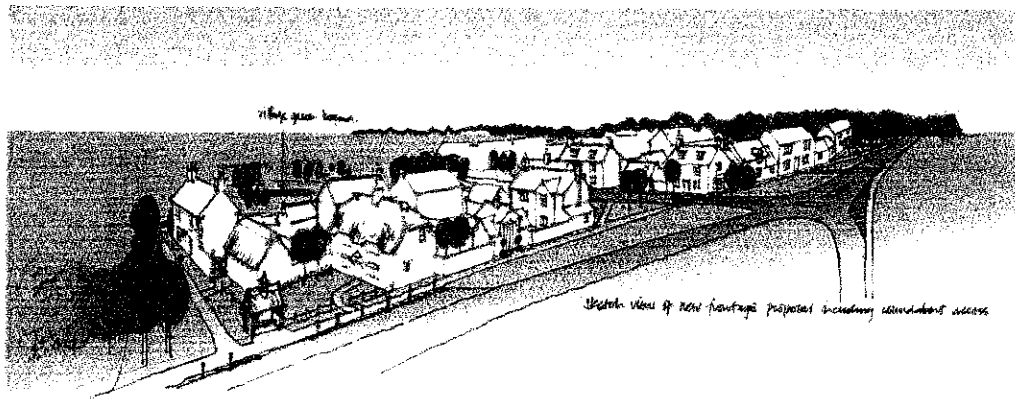
The Conservation Area map indicates the timeframe for development within the village with the majority of development being 20<sup>th</sup> century but a handsome sprinkling of Listed buildings forming the historic core along Main Street and Duck Lane.



The vernacular is of two-storey brick and stone properties with a number of the Listed properties being thatched. An illustrative drawing indicates how the density of the development builds up against the village envelope with stone and thatched properties providing visual interest on the Towcester Road frontage.



This variety of vernacular forms creates empathy with the existing village. The nature trail is linked into the existing footpath network across the site and through to the village.



A village green is proposed creating a leisure area and amenity space at the entrance to the site.

It is proposed that a "community facility" is allowed for in this area to create an 'active' zone. Around this community zone more dense patterns of housing are proposed allowing for the integration of affordable housing into the whole development.



Further north a secondary entrance replaces an existing field access and provides a small car parking area for access to the nature trail together with maintenance vehicle parking. This access doubles as an emergency access with the nature trail accessible by emergency vehicles linking into the estate road network, as indicated on the plans.

There is a public right of way and this right of way will be diverted and improved to form a 'loop' arrangement around the perimeter linking the village with the present right of way across the field and forming a public amenity at the same time.

The internal estate layout adopts a loop road system with cul-de-sacs creating a hierarchy of spaces with village green, courtyards and mews forming spaces with attractive townscape value.

The proposal has a unique benefit in creating a safe junction to Bycell Road together with traffic calming entering and exiting the village.

Keith Robinson has considered the rights of way through the present village edge land and integrated this into the perimeter woodland walk.

## 4. KEY PRINCIPLES

- i. The development makes use of land which is easily accessible on the fringe of Buckingham/Maids Moreton.  
The land is flat and in the ownership of one family and readily available for development purposes.
- ii. A Traffic Highway Impact Report has been commissioned which proves that the development is compliant and deliverable and can make positive steps towards a safer highway network providing traffic calming into the village and improved access to Bycell Road.
- iii. The proposed residential development has been inset away from the land ownership boundaries with a protective buffer zone of woodland edge allowing for a local amenity feature creating a Nature and Fitness trail proposed, maintained and supported by the Applicant.
- iv. The proposed housing layout allows for 123 total number of properties comprising of 71 no. 4/5 bed and 52 no. 2/3 bed properties together with the agreed level of affordable housing provision in accordance with local policies.
- v. A community facility is set out which could include a shop as a live/work unit/nursery/public house etc.
- vi. The initial concept plan provides a framework for High Quality Design to enhance the local neighbourhood and provide a variety of housing mixes to form a thriving rural community.

### **Alternative/Complementary development proposals:**

The Applicant is aware of the proposal to redevelop adjacent to the Rugby Ground as an extension of the Bellway housing development, The Hedgerows, where Phase I is currently completed on land to the north of Buckingham (south of Maids Moreton) and Phase II has been approved at Appeal (reference APP/J0405/A/12/2177458).

Further the development proposal by Catesby is known to the Applicant.

This proposal is for 59 acres of land and 400 new houses, although this proposal would provide a large number of properties in its own right it is possible that both development proposals could be considered complimentary in providing for the requisite "boost" to residential supply numbers.

## 5. CONCLUSION

The project team are of the opinion that the benefits of the proposed development would significantly outweigh any adverse impacts and comply with the Government presumption in favour of sustainable development.



RICHARD PALMER DipArch RIBA

**Development Management Committee**  
**29.1.15**

**CHANGES TO THE THRESHOLD FOR DEVELOPER CONTRIBUTIONS**

**INTRODUCTION**

New guidance has been issued by the Government which states that due to the disproportionate burden of developer contributions on small scale developers, for sites of 10 units or less, and which have a maximum combined gross floor space of no more than 1000 square metres, affordable housing and tariff style contributions should not be sought. This will also apply to any development consisting only of the construction of a residential annexes and extensions.

This is a material consideration in the determination of applications.

In designated rural areas (which includes some villages in Aylesbury Vale) authorities may choose to implement a lower threshold of 5-units or less, beneath which affordable housing and tariff style contributions should not be sought. Designated rural areas are those described under section 157 of the Housing Act 1985 which includes National Parks and Areas of Outstanding Natural Beauty,

There have been a number of applications which have been considered by committee which are still outstanding pending the completion of a Section 106 agreement relating to such tariff style contributions, namely:

1. Whales Lane, Marsh Gibbon- application reference: 13/ 03375/AOP (Sport and Leisure contribution).
2. L/A Station Rd, Winslow – app ref: 14/00636/APP (Sport and Leisure contribution).
3. Garage Site, Brookfield Rd, Newton Longville - app ref: 14/00822/APP (Sport and Leisure and education contributions).
4. Land SW of Chilton Rd, Chearsley - app ref: 14/00308/AOP (Sport and Leisure and education contributions).
5. Stoney Furlong, Chilton Rd, Chearsley - app ref: 14/00581/APP (Sport and Leisure and education contributions).
6. Land East of New Rd, Weston Turville – app ref 14/02590/AOP (Sport and Leisure and education contributions).
7. 23 High Street, Haddenham – app ref. 14/01099/APP (Sport and Leisure and education contributions).
8. 7 Plough Orchard, Weston Turville. App ref: 14/00758/APP – (Sport and Leisure and education contribution).
9. 8 Plough Orchard, Weston Turville. App ref: 14/007608/APP – (Sport and leisure and education contribution)
10. Four Acres, Bowling Alley – 14/00589/APP – (Sport and Leisure and education contribution).

After consultation with the Cabinet members for Strategic Planning and for Planned Development, Design and Conservation, a delegated decision has been taken to apply the lower threshold of 5 dwellings in the designated rural areas in our district.

The Council are currently considering whether the development proposals referred to above fall within these respective thresholds

**RECOMMENDATION**

It is recommended that the applications listed above be **DEFERRED AND DELEGATED** as set out



below:-

- (1) if, after applying the thresholds referred to above, an agreement is required, for approval following the completion of a Section 106 planning obligation agreement to secure the financial contributions referred to above in each case, any such approval to be subject to such conditions as are considered appropriate or for refusal if agreement cannot be reached for such reasons as are considered appropriate; or
- (2) if, after applying the thresholds referred to above, an agreement is not required, for approval, such approval to be subject to such conditions as are considered appropriate.

Any other outstanding matters to be resolved in respect of each of the above proposals are still to apply as set out in the original committee resolution relating to each application.

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

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**From:** Membro, Jeff <JMember@aylesburyvaledc.gov.uk>  
**Sent:** 16 January 2015 10:07  
**To:** 'Office@buckingham-tc.gov.uk'  
**Subject:** RE: Decisions

Good morning Katherine

Sorry for my delay in replying.

At the moment you will need to track individual applications, but we are looking at the feasibility of a possible solution where you are automatically emailed the decision on applications where you have been consulted. I will get back to you when I have firmer news on if that is possible and when we are likely to be able to introduce it.

Jeff

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**From:** Office@buckingham-tc.gov.uk [mailto:office@buckingham-tc.gov.uk]  
**Sent:** 15 January 2015 13:33  
**To:** Membro, Jeff  
**Subject:** Decisions

I don't think I ever got a response to my question about notification of decisions in the absence of the Bulletin. Am I expected to check individual application sites from time to time in the hope that the decision has been added? Because with your site unavailable 75% of the time, this is going to be tedious.

Katharine McElligott  
Clerical Assistant to the Town Clerk  
Buckingham Town Council  
01280 816426

Email: [office@buckingham-tc.gov.uk](mailto:office@buckingham-tc.gov.uk)  
Web Site [www.buckingham-tc.gov.uk](http://www.buckingham-tc.gov.uk)

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