



BUCKINGHAM TOWN COUNCIL

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

Telephone/Fax: (01280) 816 426

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

Town Clerk: Mr. C. P. Wayman

Tuesday, 21 April 2015

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 27th April 2015 at 7pm** following the Extra-ordinary meeting of Full Council 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 Tuesday 7th April 2015 to be put before the Full Council meeting to be held on 11th May 2015. (PL/13/14)

Copy previously circulated

4. Buckingham Neighbourhood Development Plan

To receive an update from the Town Clerk.

5. Action Reports

5.1 To receive action reports as per the attached list.

5.2 (791/14:Candleford Court) to receive a response from Roger Newall

5.3 (798.2:Travel Plans) To receive a response from Rebecca Dengler

5.4 To receive a response from the BCC Cabinet Member for Planning & Environment

5.5 To receive a response re the new hedging on the cycleway

Appendix A

Appendix B

Appendix C

Appendix D

Appendix E

6. Planning Applications

Buckingham



Twinned with Mouvaux, France



To consider planning applications received from AVDC and other applications

Members are advised that these are retrospective applications

1. 15/00421/ALB 4 Castle Street, MK18 1BS
2. 15/00422/AAD One fascia company signage "Spratt Endicott Truman" on the gable end of the building
Wightman [Spratt Endicott Truman]

When an approach from the applicant went to Full Council - without detailed plans - on 19th January 2015 Members had No Objection (Min. 656/14).

3. 15/00973/ATN Land at Buckingham Builders Merchants, Wharf Yard, MK18 1TD
The proposed upgrade of the [mast] site includes the replacement of the existing 12 metre monopole (14.40m to the top of the existing antennas) with a new 15 metre (to the top of antennas) mini macro monopole on the a new root foundation, the replacement of the existing 3no. antennas, the replacement of 1no. of the existing equipment cabinets, the addition of 1no. equipment cabinet, along with minor ancillary development.
Lewis [Maxema Ltd.]
4. 15/01010/APP Land at Community Centre, Cornwalls Meadow
Erection of public toilet block
Heywood [AVDC]
5. 15/01055/AAD 3 High Street, MK18 1NT
6. 15/01159/ALB Non-illuminated fascia sign
Gilroy Steel Solicitors
7. 15/01105/AGN Castlefields, Stowe Avenue, MK18 6AA
Erection of agricultural grain store
Avenue Farms Ltd.
8. 15/01111/APP 7 Treefields, MK18 1GP
Single storey rear extension
Wright

The following application is derived from a communication from the applicant

9. Land at Gawcott Road bypass junction
The replacement of the existing 15m mast with a replacement 15m mast capable of housing the 3 multi-band antennas, an associated radio equipment cabinet and development works ancillary thereto. The proposed site upgrade works shall allow this site to provide improved 3G and new 4G services for Telefonica (O2).
Robertson [Galliford-Try Communications]

Not for consultation:

10. 15/00804/HPDE 27 Meadway, MK18 1BL
The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.062m, for which the maximum height would be 3.965m, and for which the height of the eaves would be 2.447m
Knibbs

11. 15/01062/HPDE 46 Highlands Road, MK18 1PL
 The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.5m, for which the maximum height would be 4m, and for which the height of the eaves would be 3m.
Luddington

This application has already been refused (see below)

12. 15/01115/HPDE 16 Overn Avenue, MK18 1LQ
 The erection of a single storey rear extension with a pitched roof to replace an existing extension which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 4m, and for which the height of the eaves would be 3.2m. The roof would include 3 rooflights.
Punter

7. Planning Decisions

To receive for information details of planning decisions made by AVDC

| Approved | | BTC response | Officer recomm ⁿ |
|------------------------------|---|---------------------------------|-----------------------------|
| 12/02882/APP 4 The Villas | Double garage | Oppose | Approve |
| 14/03692/APP 23 Chandos Road | S/st.rear extension & double garage | Oppose | - |
| | | revised to No objections 7/4/15 | |
| 15/00477/APP 28 Hare Close | Conv. double garage to annexe | No objections | - |
| 15/00485/APP 1 Manor Gardens | Single storey side extension | No objections | - |
| 15/00823/APP 35 Badgers Way | 1 st floor & 2storey side extensions | No objections | - |
| Withdrawn | | | |
| 13/01465/AOP Lace Hill | Sainsbury's supermarket | Oppose | Defer-s106 |

Not consulted on:

Approved

- 15/00301/ATP Land at Station. Terr. Fell 5 trees to ground level
 15/00776/ATP Manor Ho., Church St. Partial reduction of copper beech

Refused

- 15/01115/HPDE 16 Overn Avenue Permitted extension

8. Case Officer Reports (& Recommendations)

8.1 Strategic Development Control (22nd April 2015)

Meeting not held.

8.2 Development Control (23rd April 2015)

No Buckingham applications.

9. Enforcement

9.1 To receive the list updated with information for February & March from AVDC

9.2 To report any new breaches

Appendix F

10. Transport

10.1 (863.2; E-W Expressway) To receive additional information from BCC

10.2 To receive for information new on the A413 cycleway from BCC

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

**Appendix G
 Appendix H**

11. Consultation – Licensing

Review of Licensing Policy: to discuss and agree a response to AVDC's consultation document. Appendix 2, specific to Buckingham, is attached – the complete document has been circulated separately by email.

Appendix I

12. Any other planning matters

12.1 To note the following:

(TC&E 23rd March 2015) **814/14 Access**

"Cllr Stuchbury expressed annoyance at the lack of disabled access on footways on the Lace Hill development, some entrance and exits to the estate were via steps. Members **AGREED** access should be placed on the Planning agenda as a regular item."

12.2 To receive any reports from Members on access issues.

13. Correspondence

13.1 (14/02601/AOP, Moreton Road Phase III): to receive a response to the original & chase-up letters to DCLG on calling-in the decision.

Appendix J

13.2 To receive a summary of recent legislation from AVDC

Appendix K

14. News releases

15. Chairman's items for information

16. Date of the next meeting: Monday 18th May 2015 at 7pm.

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

Appendix A

Planning responses

| Minute | Urgent responses sent | Responses posted |
|--------|---|------------------|
| 854/14 | Changed response emailed 8/4/15; system unavailable 10/4/15; urgent response (15/00823) emailed. Only one application (15/000876) available for electronic response 14/4/15 | All 10/4/15 |

| Subject | Meeting date/ minute | Action taken on | Form | Response received | Prompt/ reminder sent | Response received |
|-----------------------------------|---------------------------------------|--------------------|--|--|------------------------------------|--------------------|
| Transport | 1/7/13 186/13 | All Members | Reduction of sign clutter | To be standard agenda item | | |
| | 16/3/15 796.2 | 25/3/15 | Report sign at Badgers | | | |
| Councillor Training | 12/5/14 38.3/14 | 16/5/14 | Letter as minuted | 16/10/14 meeting: next training planned for June/July 2015 to follow election | | |
| S106 monies | 9/6/14 108/14 | | Quarterly update to be prepared | June agenda | | |
| Guide for new Councillors | 16/3/15 797.2 & 799 | May 2015 | Incorporate 2014 stats & circ. to all new Cllrs | | | |
| Candleford Court | 22/12/14 607.1/14 | 7/1/15 | Letter as minuted Sandbags by sluice; | Chased 5/2/15 and 20/2/15 & 20/3/15 | Chase of above added to new letter | Sandbags only →7/4 |
| | 16/2/15 732.1 | 20/2/15 | | | | |
| | 16/3/15 791/14 7/4/15 853/14 | 31/3/15 15/4/15 | Letter to W Ryesdale Letters to EA & Lagan | Agenda 5.2 | | |
| BCC Waste & Minerals consultation | 16/3/15 797/14 | 31/3/15 | Letter to Cabinet Member as minuted | Agenda 5.4 | | |
| Travel Plans (effectiveness) | 16/3/15 798.2 | 31/3/15 | Letter as minuted | Agenda 5.3 | | |
| Neighbourhood Plan | 7/4/15 852/14 | | Town Clerk Timetable for next stages | | | |
| 15/00912/ATP | 7/4/15 854/14 | 17/4/15 | Letter to University | | | |
| 4 The Villas | 7/4/15 856/14 | 17/4/15 | Letter re remaining concerns | | | |
| DWH signage | 7/4/15 858.2 | 17/4/15 | Advertising signs – photo and report to AVDC & BCC | BCC – not permitted on bus stops – remove AVDC – appropriate notice not served so illegal, remove if we want to | | |
| BCC Transport matters | 7/4/15 858.4 | | Cyclists Dismount signs | BCC have in hand | | |

| Subject | Meeting date/minute | Action taken on | Form | Response received | Prompt/reminder sent | Response received |
|---------|---------------------|-----------------|------|-------------------|----------------------|-------------------|
|---------|---------------------|-----------------|------|-------------------|----------------------|-------------------|

| | | | | | | |
|-------------------------------------|------------------|---------|--|--|--|--|
| | | | Cotton End steps | | | |
| Sign by Sainsbury's | 7/4/15 858.5 | 17/4/15 | Photo and report | Belong to firm working on Chandos Road building for University (so pointing wrong way). Not reported. | | |
| Dukes Court garden gate | 7/4/15 859/14 | 17/4/15 | Letter to managing agents | | | |
| AVDC website | 7/4/15 860/14 | ongoing | Continue listing problems for new Cabinet Member | | | |
| East-West expressway | 7/4/15 863.2 | 9/4/15 | Send link to RS, WW | Additional information Agenda 10.1 | | |
| Encroachment into verge on Cycleway | 7/4/15 863.3 | 17/4/15 | Identify property involved & write | Agenda 5.5 | | |

Enforcement reports and queries

| | | | | | | |
|----------------|------------------|-----------------------|-------------|--|--|--|
| 13 High Street | 16/3/15 795.3 | 17/3/15 with photo | New signage | "13" needs permission; remainder awaiting HBO decision | | |
|----------------|------------------|-----------------------|-------------|--|--|--|

News releases

| | | | | | | |
|----------------------|--------|-------------------|--|--|--|--|
| Moreton Rd Phase III | 800/14 | 27/3/15 2/4/15 | As minuted (inc via BSoc) Times/Sunday Times; Telegraph/Sunday Telegraph; Guardian/Observer; Independent/Independent on Sunday | | | |
|----------------------|--------|-------------------|--|--|--|--|

Action awaiting response

Action yet to be taken

Action completed **new response**

Awaiting response

Not yet done

Office@buckingham-tc.gov.uk

From: Newall, Roger [<mailto:RNewall@aylesburyvaledc.gov.uk>]
Sent: 09 April 2015 12:02
To: Townclerk@buckingham-tc.gov.uk
Cc: Nicholson, Bill
Subject: Candleford Court

Dear Chris,

I have been forwarded your letter dated 31st March 2015, and addressed to Will Rysdale our Housing Manager, for reply.

Both the points you raise, about the pathway and the water feature, have been answered by me in the recent past; I also believe they were answered by Jon McGinty at your public meeting last week (as I was asked to brief him beforehand).

To reiterate, the pathway cannot be completed as there is no right of way across the land in Verney Close, which is owned by Bucks CC. We have also received comment from both our Communities Team and TVP about anti social behaviour in this vicinity and how a completed path may make this worse, hence I have not pursued this. It is not a condition of the original planning consent anyway.

The water feature is a problem and one that I have offered suggestions to the Guinness Trust about. They/the developer have complied with conditions relating to this area, and I am still in contact with them to try and resolve this ongoing issue.

I would appreciate if all further correspondence about this site to Officers is directed to me as the person dealing with this development.

Many thanks,
Roger.

Roger Newall
Senior Planning Officer
Aylesbury Vale District Council
Tel: 01296 585403

Please note that I work part time and am only in the office on Wednesdays, Thursdays, and Fridays

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Office@buckingham-tc.gov.uk

From: Dengler, Rebecca [mailto:rdengler@buckscc.gov.uk]

Sent: 08 April 2015 18:25

To: townclerk@buckingham-tc.gov.uk

Subject: Travel Plans

Hi Chris,

My colleague Julie Pickard passed me your letter regarding Travel Plans. She is no longer working within my team (as of 1st April), therefore I will answer your questions for you.

1. Developers are required to provide us with an annual update on progress made against the targets which were set within their Travel Plans. As mentioned in Julie's email, we are not always able to gain this information as contacts change etc. We are trying to rectify this through imposing sanctions going forward (see** below).
2. We advise Developers on how they can attempt to improve on their proposed and ongoing travel planning work in order to achieve their targets.
3. We have Developer Travel Plan guidelines, but also advise individual sites on what measures would be most appropriate for their Travel Plan (i.e. depending on size, location, whether it is a business, school or residential development etc.)
4. We do liaise with the District Council on securing Travel Plans through the Planning Process. We also work closely with colleagues within the Development Management Team at BCC to identify and secure infrastructure requirements both on and off site (i.e. cycle paths, pedestrian crossings etc.).

Travel Planning work relies on influencing how people travel (i.e. encouraging people to use alternatives to single occupancy car use). It is important that suitable infrastructure is in place to provide people with appropriate travel choices, and also for the travel options available to be appropriately promoted.

**It has been difficult to enforce the Travel Plans to date and ensure that developers are responsible for meeting their targets. We are currently looking into improving this situation in terms of whether we can place sanctions on developers if their targets or not met. For example, if they don't meet their targets after the first 5 years then we could possibly gain funding from the developers to implement mitigation measures to reduce the impact that their development is having on the local transport network. We will need to work closely with the District Council to ensure that appropriate sanctions are included within the Planning Conditions and that the developers are monitored accordingly at the appropriate stages. We would like to have a similar approach across the whole county for consistency.

I am keen to progress work on the cycling aspirations for the town, so if we could get a follow up meeting in the diary that would be great. This will help to ensure that we secure appropriate funding to install suitable cycling/walking infrastructure across the town to help mitigate against the increased travel demand which will result from housing growth. If you could send me some dates that you're available towards the end of April, beginning of May that would be great. I'm happy to come up to your office. We can also discuss you're Travel Plan queries in more detail then if you wish.

Kind regards,

Becca

Rebecca Dengler

Transport Strategy Lead Officer

Place Service

Buckinghamshire County Council

Address: 7th Floor, County Hall, Walton Street, Aylesbury, HP20 1UY.

Direct Dial: 01296 383000

Cabinet Member
Planning and Environment

Buckinghamshire County Council

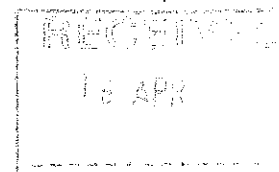
County Hall, Walton Street
Aylesbury, Buckinghamshire HP20 1UA

Lesley Clarke OBE

Telephone 01296 382691
Email lmclarke@buckscc.gov.uk
www.buckscc.gov.uk

14 April 2015

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



Dear Mr. Wayman

Thank you for your letter of 31st March, the content of which I find is quite astonishing. We have received over 200 comments responding to our consultation on the new Minerals and Waste Local Plan without complaint. So, as I say, quite astonishing you should comment thus.

May I ask, did you contact Lester Hannington, the Officer dealing with this consultation, to discuss your views when you say it was a poorly structured consultation document and seek explanation?

In the letter from Stephen Walford sent on 17th February, it explained that the consultation was seeking the views of your community on key issues in order to set the content and direction of the Replacement Minerals and Waste Local Plan. Only your community knows the area and what they would like to be included, or not, as the case may be.

In the Replacement Minerals and Waste Local Plan consultation document, it does state that the changes are necessitated by the modifications in planning that have occurred through the NPPF. The consultation merely sets out the policies that were being considered for change and for you to add your Council's statement.

If your Councillors would like to now look at the consultation document in respect of the above, I believe we could include your views, even at this late stage.

Yours sincerely

Cllr Mrs. Lesley Clarke OBE
Cabinet Member for Planning and Environment

Cc: Cllr Warren Whyte



INVESTOR IN PEOPLE



Office@buckingham-tc.gov.uk

From: David Turner <[REDACTED]>
Sent: 21 April 2015 11:33
To: office@buckingham-tc.gov.uk
Subject: Your Ref min. 863.3 /14

Dear Mrs K. McElligott / Mr C. Robson

Further to your letter ref. Min. 863.3/14 , dated 17th April 2015 signed by Mr C. Robson – Deputy Town Clerk

Regarding the hawthorn / firethorn shrubs along the cycleway to the rear of my property.
I would like to reassure your members that I will indeed be maintaining them and will ensure that they kept within the verge boundary and the pathway kept clear.

It is hoped that with time these shrubs will greatly improve this walkway and provide a useful habitat for small birds.

Yours faithfully

David Turner
17 Portfield Way,
Buckingham.
MK18 1BB

David Turner

ENFORCEMENT MATTERS

| Report Date | AVDC number | Date ackn. | Address | Complaint | Action/Response |
|------------------------------|---------------|------------|---------------------------|---|---|
| 20/2/15 736.2.1 | | | 3 Overn Avenue | Alleged HMO | Reported to Licensing Officer (Env. Health, not Mr. Seal, for HMOs) |
| 20/2/15 736.2.3 | | | | Survey of notable trees outside the CA | Request for information to Mr. Farmer, Buckingham Society |
| 20/2/15 | 15/00052/CON3 | 20/2/15 | Land adj. 73 Moreton Road | Alleged unauthorised clearing of land and works to trees and hedges (YPOs on site) | Closed March 2015: No breach of control |
| 11/2/15 &17/3/15 795.3 | 15/00083/CON3 | 17/3/15 | 13 High Street | Alleged unauthorised siting of large illuminated number '13' advertising signage (Grade II Listed Building in Cons. Area) | |

Not generated by this Committee but reported in AVDC Bulletins:

***Note that the February Bulletin was not issued due to technical issues; these items have been supplied on request**

| | | | | |
|-------------------|--------------------|-------------------------------------|---|--|
| 13/00278 /CON3 | August 2013 | 68 Hare Close | Alleged unauthorised change of use of single dwellinghouse to 7 bedroom HMO without planning permission | Closed February 2015*: No breach of control |
| 14/00241 /CON3 | June 2014 | 2 Boreray | 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 | Closed February 2015*: No breach of control |
| 15/00028 /CON3 | February 2015 * | Aldi Foodstore, Osier Way | Alleged unauthorised erection of advertising signage | Closed February 2015*: Ceased |
| 15/00063 /CON3 | February 2015 * | Park Manor Farm, Moreton Road | Alleged unauthorised works to trees and hedgerows (13/01325/APP refers) | Closed February 2015*: No breach of control |
| 15/00066 /CON3 | February 2015 * | 5 Nightingale Place | Alleged unauthorised operation of a beauty salon from a residential dwellinghouse (Face Facts Face Studio) | |
| 15/00075 /CON3 | March 2015 | 6 Orchard Dene | Alleged unauthorised installation of gates (to replace fencing) and extension of garden curtilage on to public open space | Closed March 2015: No breach of control |
| 15/00078 /CON3 | March 2015 | 9 Victoria Row | Alleged unauthorised works to trees in a Conservation Area | Closed March 2015: Not expedient to take action |
| 15/00105 /CON3 | March 2015 | 19 Willow Drive | Alleged unauthorised installation of external chimney/flue to rear extension | |
| 15/00106 /CON3 | March 2015 | 5 Western Avenue | Alleged unauthorised siting and residential occupation of a caravan at the property | |

Office@buckingham-tc.gov.uk

From: Stuchbury, Robin - (County Councillor) <rstuchbury@buckscc.gov.uk>
Sent: 14 April 2015 16:26
To: officE@buckingham-tc.gov.uk
Subject: Fwd: Highways England...

Begin forwarded message:

From: "Walford, Stephen" <stwalford@buckscc.gov.uk>
Date: 14 April 2015 14:18:34 BST
To: "Whyte, Warren - (County Councillor)" <wwhyte@buckscc.gov.uk>, "Stuchbury, Robin - (County Councillor)" <rstuchbury@buckscc.gov.uk>, "Blake, Janet (County Councillor)" <janetblake@buckscc.gov.uk>, "Macpherson, Angela - (County Councillor)" <angmacpherson@buckscc.gov.uk>, "Chilver, John - (County Councillor)" <jchilver@buckscc.gov.uk>
Subject: FW: Highways England...

For your info, specifically in relation to the A421 announcements by the Chancellor in Dec that I've been updating you on.

Subject: Highways England...

...is the new name for the Highways Agency.

The main thrust of the change, aside from the revolutionary name, is that as a government-owned company (often referred to as go-co) they have been provided with financial certainties over a defined period to 2020. This is known as a control period in analogies with the rail management process, and is being referred to as Road Period 1 (RP1).

So, the agreement that DfT has with Highways England is for RP1 – and sets out what they will do, what they will spend, and the schemes to be progressed. The Delivery Plan for HE is available here:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/417246/DSP2036-184_Highways_England_Delivery_Plan_FINAL_High_res_CB.pdf

It is worth a quick skim, but from p66 onwards it shows the locations of planned intervention over the next 5yr period. It's fair to say there's no need to get excited from a Buckinghamshire perspective...

If you're wondering how this fits with recent announcements in the December budget statement, the feasibility study on the 'Expressway'* between Oxford and Cambridge will report during this period (RP1) and will be used to inform whether DfT commissions HE to delivery it (whatever 'it' is) in RP2 (2020 onwards).


Any queries, let me know.

Regards
 Stephen

* 'Expressways' are defined in section 5.1.7 'An expressway will provide a high-standard route normally associated with our modern Smart motorways on the APTR (All Purpose Trunk Road) network. It will transform those busy all-purpose roads by creating a free-flowing route where currently there are frequent junctions and local turnings causing congestion.'

Stephen Walford
 Director – Growth & Strategy
Transport • Economy • Environment

Tel: 01296 382104
 Mobile: 07795 451934

| | |
|--|---|
| Member Briefing Sheet | <p style="text-align: center;">Transport for Buckinghamshire</p>  |
| County Councillors | <p><i>Robin Stuchbury – Buckingham West</i> <i>John Chilver – Winslow</i> <i>Warren Whyte – Buckingham East</i> <i>Ruth Vigor-Hedderly – Cabinet Member for Transportation</i> <i>Mark Shaw – Deputy Member for Transportation</i></p> |
| Team | <i>Scheme Delivery Area Based</i> |
| Activity Title | <i>Proposed cycleway, Real Time Information and Wi – Fi.</i> |
| Description of Activity | Cycleway from Buckingham to Winslow along the A413, with RTPI and wi-fi at selected bus stops. |
| Estimated activity start/end date or duration | <p><i>Feasibility November 2013</i> <i>Review Feasibility and Prelim Design July 2015</i> <i>Consultation August 2015</i> <i>Detail Design Dec 2015</i> <i>Implementation March 2016</i> <i>Completion of cycleway Sept 2016.</i></p> <p><i>Restricted hours apply Monday to Friday using 2 way traffic lights</i></p> |
| Additional key dates | Decision report from Formal consultation September 2015 |
| Local Areas covered | Buckingham, Padbury, Adstock, Addington & Winslow |
| Other teams/ organisations involved | <i>TfB Area Maintenance, Place Services, Sustrans, Parish Councils.</i> |
| Potential issues/concerns | Underground services, until decision report approved and design agreed unknown costs. |
| Member input requested | <i>No Member input required yet. Place and TfB liaise with Parish Councils and users groups starting in April 2015.</i> |
| Member feedback deadline | <i>Ongoing, key date is at consultation</i> |

| | |
|----------------------------|--|
| Communication tools | <p>Use of Service Information Centre "BCC Transportation web page" as below. http://www.transportforbucks.net/Roadworks-Centre/Schemes-and-projects/Our-schemes-and-projects/Strategic-Economic-Plan/A413-Buckingham-to-Winslow-cycle-route.aspx</p> <p>Use of Symology and emails.</p> |
| Lead officer name | <p><i>Kate Sewell – Project Officer - Place Services</i> <i>Paul Roberts- Project Manager - TfB</i></p> |
| Contact details | <p><i>kisewell@buckscc.gov.uk</i> <i>01296 382251</i></p> <p><i>t-paroberts@buckscc.gov.uk</i> <i>0129638446.</i></p> |

Sent 08/04/15

AYLESBURY VALE DISTRICT COUNCIL

Environmental Health and Licensing

Please ask for:

Direct Line: 01296 585

Switchboard: 01296 585858

Text Relay: prefix telephone number with 18001

Email: @aylesburyvaledc.gov.uk

Our Ref:

Your Ref:

Appendix I



01 April 2015

Dear Sir/Madam

Licensing Act 2003 – Review of Licensing Policy Buckingham town centre forum, 16 April 2015

In addition to the widespread consultation regarding the review of our Licensing Policy I would extend an open invitation to attend a licensing forum at the Old Gaol, Buckingham on the 16 April 2015 at 2.00 p.m.

The Council now has 9 years experience of implementing the Licensing Act. A restraint policy in respect to Aylesbury town centre has proved successful, contributing to a continuing fall in crime and disorder and developing a more diverse town centre. An approach which seeks to restrain later hours is intended for Buckingham town centre. The consultation draft of the Licensing Policy can be accessed on the Council's website www.aylesburyvaledc.gov.uk

The purpose of the forum is to gauge the response of all those affected by the restraint policy, not just the trade and provide an opportunity to inform, discuss and listen. The consultation is still at a formative stage and the proposals contained in the draft are capable of being changed once all the responses have been considered. The deadline for comment is the 20 June 2015 and therefore you may wish to defer comment until after the forum.

If you require any additional information please do not hesitate to contact me.

Yours faithfully

Peter Seal
Licensing Manager

APPENDIX 2

Evidential basis for restraint policy in Buckingham

Factors considered in adopting a special policy

Introduction

Buckingham is a historic market town and, after Aylesbury the second largest town in Aylesbury Vale. Located in the North of the district it is a significant focal point for housing, employment, administrative and community facilities and has a population of over 12000 people. Most of the night time economy is centred around the market area and High Street. Within the same area are a significant number of historic residential buildings. There are clear vistas and routes leading out of the town centre into predominantly residential streets and there is significant pedestrian traffic from those using the town at night time to get back to either the university campus or accommodation which results in disturbance to residents.

To date Buckingham town centre has not been subject to any form of restraint policy. Licensing hours have been determined generally by way of disputed applications for material variations and resulted in a latest terminal hour for the sale of alcohol until 1.00 a.m. and closure at 1.30 a.m., although there are a range of licensed hours within the town.

Late night licensed premises in the town centre

There are currently around 40 licensed premises in Buckingham town centre representing a variety of different businesses, including food-pubs and non-food pubs, restaurants, takeaways, off-licences, convenience stores and an out of town supermarket. The food and beverage offer is varied and the town enjoys a mixed usage and demographic during the early evening. However like most town and city centres, during the late night-time economy the general demand tends to be drink-led rather than food-led. Some of the pubs provide a 'wet trade' to a loyal and more mature customer-base with little or no entertainment provided and these have licences at weekends with a terminal hour of mid-night.

Whilst the premises themselves may change trading style depending on management, the town generally supports about 3 destination venues targeting younger customers. There are 4 pubs with a last sale of alcohol at 0100 hours and closing at 0130 hours. These businesses routinely provide musical entertainment and offer drink promotions targeting younger people. In addition the town has 2 late night takeaways both in the town centre. One trades from a retail shop and the other trades from a mobile van and both close at 0145 hours. All of the venues are generally well managed but inevitably result in significant numbers of people affected by the influence of alcohol exiting at around the same time, many of which then seek hot food from either of the 2 takeaway providers.

Residents

The town centre forms the central focus of the town and contains many historic buildings and frontages, including a number of listed buildings, which provides a wide variety of architectural styles and a mixture of residential and business use. The mix of residential housing includes retirement flats and flats and houses catering for a wide range of ages and lifestyles. It provides a focal point for the town with connected streets providing a framework for central retail and commerce. The university campus houses around 1300 students but a significant number live in and around the town. Inevitably therefore students using the town centre night time economy risk causing noise disturbance as they make their way home via connected residential streets.

Noise levels and complaints

Over recent years the number of students attending Buckingham University have increased. There are currently 1300 students on campus with around 2000 students in total. There are plans to increase the number on campus to 2000. With the increase in students Environmental Health and Licensing have received an increasing number of complaints from local residents from both the town centre and Nelson Street reporting disturbances late at night from a wide variety of sources.

During 2012 Environmental Health Officers conducted a street noise survey to better understand the nature, volume and characteristics of street noise during and beyond the trading period of licensed premises in the town centre and Nelson Street. Monitoring sites were established on top of the Old Gaol situated in the centre of Buckingham between Market Square and High Street; Toombes Yard, opposite one of the latest and busiest licensed venues; High Street, close to a number of licensed premises; and Nelson Street, a well used pedestrian route between the town centre and the university.

As expected within the town centre street noise remained significantly high on Friday and Saturday nights up until around 2.00 a.m. During weekdays noise reduced much earlier at around 10.00 p.m. The dominant noise source emanated from traffic, however a significant amount of noise was caused by people talking and shouting from anything between 9.00 p.m. and 2.00 a.m. the following morning. Noise measurements taken in Nelson Street show it to be generally quieter than the town centre, which would be as expected due to less traffic and passing pedestrians. It does however make it vulnerable to noise sensitivity.

Policing in Buckingham

Buckingham and district neighbourhood policing is fairly unique in that it is a significantly large geographical area, mainly rural but with Buckingham forming a focal point for resources. The challenge of policing this large area is complex; trying to balance an appropriate number of resources to an albeit lower demand than Aylesbury town but having to consider the potential considerable distance from other police officers if there were a serious disturbance.

Two police officers are on duty 24 hours a day and are based in Buckingham. However they are responsive across the wider district. They are supported by a small number of neighbourhood police officers and police community support officers but these resources are not available 24 hours a day.

Generally staff numbers are appropriate to the levels of demand. However issues can develop, occasionally when there is large scale disorder or serious injury. When necessary resources have to be drafted from Aylesbury to both deal with these type of incidents and ensure police officers are relatively safe from harm and ensure the crime scene and evidence is preserved and arrests made. Whilst this does not happen routinely, nevertheless it does occur from time to time. The majority of calls made to the police during the night time economy relate to noise disturbance, sometimes directly from licensed premises themselves but mostly from 'street noise' and anti-social behaviour.

Transport provision

Public transport late at night in the town centre is provided exclusively by taxis and private hire vehicles. The taxis in Buckingham are easily identifiable as they are purpose built and in a white livery. There is only one taxi rank located on Cornwalls Meadow opposite one of the late night destination venues. Private hire vehicles are also easy to identify as they bear door signs and display plates showing their licence number and expiry date. There is no evidence of un-licensed vehicles using Buckingham town centre. However there is evidence of unlawful plying for hire by some private hire drivers. Private hire vehicles must be pre-booked through a licensed operator. Despite numerous publicity campaigns and routine enforcement the problem still exists. The fact that customers leaving licensed premises late at night are mostly under the influence of alcohol and not necessarily thinking rationally provides an opportunity for unscrupulous private hire drivers.

Office@buckingham-tc.gov.uk

From: Dave Jones [mailto:Dave.Jones@communities.gsi.gov.uk]

Sent: 13 April 2015 14:41

To: townclerk@buckingham-tc.gov.uk

Subject: Reference: 14/02601/AOP - land at Castlemilk, Moreton Road, Buckingham & Buckingham Neighbourhood Plan

Dear Sir

I acknowledge receipt of your letter of 1 April 2015 to the Secretary of State following your earlier letter of 12 March 2015. Your letters have been forwarded to the National Planning Casework Unit and I have been asked to reply.

The Department aims to respond to all correspondence received in a timely and helpful manner and we take on board all representations made. In recent months, the Department has experienced a higher volume of letters and emails being received and unfortunately this has resulted in a delay in responding to each of these. We are very conscious that correspondents are right to expect timely replies. The Department has introduced measures in an attempt to speed up the process and I can only apologise for the delay in contacting you.

I understand that the Section 106 agreement for the above permission is still being finalised. Your request for the Secretary of State to issue an Article 25 holding direction is under consideration and I will let you know the outcome in due course.

Yours faithfully

Dave Jones | Senior Planning Manager – South Team | National Planning Casework Unit | Department for Communities and Local Government | ☎ 0303 444 8027 | ✉ Dave.Jones@communities.gsi.gov.uk |
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From: Fisher, Alice [mailto:AFisher@aylesburyvaledc.gov.uk]

Sent: 20 April 2015 15:02

To: Fisher, Alice

Cc: Kitchen, Susan

Subject: Recent Legislative Changes to Planning Procedures and Permitted Development rights

Dear Parish Clerk/Correspondent,

I have been asked by Susan Kitchen, the Development Management Manager to pass on the following information to you. If you have any queries regarding this information please could you contact Susan on 01296 585436 or email her on skitchen@aylesburyvaledc.gov.uk

New legislative changes

Sixteen new Statutory Instruments and two new Directions have been published and came into force, between 01/04/2015 and 15/04/2015. This involves significant changes particularly to planning procedures and permitted development rights, some of which are summarised below.

Town and Country Planning (General Permitted Development) (England) Order 2015 comes into force on 15 April 2015. The GPDO 2015 finally consolidates the various changes made to the GPDO 1995 over the years.

The main changes in the 2015 Order include:

- The time limit on the relaxation of permitted development rights for larger home extensions ("development within the curtilage of a dwellinghouse") is extended to 30 May 2019.
- The permitted development rights for extensions to non-domestic premises (offices, shops, industrial buildings and schools etc) have been made permanent.
- The introduction of a number of new permitted development rights for changes of use, authorising:
 - the conversion of premises used as a shop, or for financial and professional services, a betting office, pay day loan shop or casino to restaurants and cafés;
 - the conversion of a shop, betting office or payday loan shop to premises providing financial and professional services (the financial and professional use class (A2) now excludes betting offices or pay day loan shops - these are now classed as "sui generis" uses);
 - the conversion of premises used as a shop, or for financial and professional services, a betting office or pay day loan shop to assembly and leisure;
 - the conversion of casinos or amusement arcades to dwellinghouses; and
 - the conversion of premises used for storage or as a distribution centre to dwellinghouses.
- The introduction of a new permitted development right for the temporary use of buildings and land for commercial film-making.
- The introduction of new permitted development rights for works to non-domestic premises relating to:
 - the provision of collection facilities within the curtilage of a shop (this is aimed at "click and collect" services, but is not limited to the collection of items ordered online);
 - modifying shop loading bays, including increasing their size by no more than 20%; and
 - the extension or alteration of a building and the installation of replacement plant or machinery on land used for a waste management facility.
- The introduction of a new permitted development right for the installation of solar photovoltaic (PV) panels (with a generating capacity of up to one megawatt in combination with any equipment installed under permitted development rights for solar microgeneration equipment) on the roof of non-domestic buildings.
- Changes to the prior notification procedures and in some instances the matters for prior approval- this is varied.

Town and Country Planning (Development Management Procedure) (England) Order 2015 also comes into force on 15 April 2015.

This consolidates the changes that have been made to the previous Order 2010. It makes some further amendments to the procedures relating to the way in which Local Planning Authorities (LPA) deal with planning permissions. The main changes include:

- A requirement to notify a railway infrastructure manager when the proposed development is within ten metres of relevant railway land.
- Requirements relating to the information that must be supplied with an application made under a planning condition.
- A procedure that an applicant seeking approval under a planning condition should follow where the LPA has failed to determine the application in time and the procedure an applicant can use to be able to rely on a deemed discharge.
- A requirement that, where an LPA imposes a planning condition that provides that a matter must be dealt with before development starts, the LPA must provide reasons for imposing the condition in its decision notice.
- Amendments to the consultation requirements in respect of certain planning applications. Where an applicant seeks planning permission for certain types of development, there is a duty to consult with a relevant body before granting the permission. The affected types of development, and the applicable consultees, are listed in Schedule 4 of the DMPO 2015.

The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015 also comes into force on 15 April 2015- the amendment relates to the financial and professional use class (A2) which now excludes betting offices or pay day loan shops - these are now classed as "sui generis" uses.

The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 also comes into force on 6 April 2015- there are some restrictions on the change of use of public houses (Class A4) where they have been designated or could be nominated as a "community asset". If a public house has already been defined by the Council as a community asset then there are no permitted development rights, and a planning application is required for any change of use or demolition. If the building is not a community asset, developers are required to give notice to the Local Planning Authority at least 56 days in advance of the commencement of any works. If community groups are then interested in buying the property to retain it as a community asset, then permitted development rights are temporarily removed, and the community group must be given the opportunity to purchase the property

Yours sincerely,

Alice Fisher
Democratic Services Officer
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