



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr. P. Hodson

Wednesday, 02 October 2019

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 7th October 2019 at 7pm in the Council Chamber, Cornwalls Meadow, Buckingham.

Mr. P. Hodson
Town Clerk

Please note that the meeting will be preceded by a Public Session in accordance with Standing Order 3.f, which will last for a maximum of 15 minutes, and time for examination of the plans by Members.

AGENDA

1. Apologies for Absence

Members are asked to receive apologies from Members.

2. Declarations of Interest

To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.

3. Minutes

To receive and agreed the minutes of the Planning Committee Meeting held on Monday 9th September 2019 received at the Full Council meeting held on 30th September 2019.

Copy previously circulated

4. Invited guests – University site Tingewick Road [Hartridge's]

To receive Mr. Mark Panter of Panter Hudspith Architects to discuss proposed amendments to application 18/01670/ADP.

5. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

5.1 Vision & Design Statement:

Motion from Cllr. Stuchbury

The Buckingham Vision & Design Statement will reach its 20th anniversary in 2021 and in recognition of this I am proposing the following:

Buckingham



Twinned with Mouvaux, France



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

All Committee documents can be found on the Buckingham Town Council's website. Alternatively, the Clerk send you a copy of any minutes, reports or other information. To do this, send a request using the contact details set out above.

- That Buckingham Town Council, in conjunction with the Buckingham Society, reviews the V&D Statement in line with current planning guidance as part of the preparation of the revised Buckingham Neighbourhood Plan.
- That Buckingham Town Council seeks confirmation of the Buckinghamshire Council's intent to adopt the Buckingham V&D Statement as a Design Guide, replacing the current AVDC SPG .
- That Buckingham Town Council, in conjunction with the Buckingham Society and other interested parties, hold a celebration event marking 20 years of the Buckingham Design Guide.

<http://www.buckinghamssociety.org.uk/PublicationFiles/BuckinghamVisionDesign2001.pdf>

5.2 (267/19; removal of Site M from VALP) to receive a response from Cllr. Paternoster.

Appendix A

5.3 To note a response from Mr. Bercow indicating he has passed the concerns to the Secretary of State for Housing, Communities and Local Government, Robert Jenrick MP for an answer.

6. Action Reports

To receive action reports as per the attached list.

Appendix B

7. Forward Planning

6.1 To discuss and agree key policy aims and objectives for a Business Plan covering the next 5 years for the Planning Committee, and whether the Committee needs any budget associated with these;

PL/65/19

8. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 17th October and 7th November 2019, with SDMC meetings on 16th October and 6th November 2019.

To consider planning applications received from AVDC and other applications

1. 19/03195/APP 38 Bourton Road MK18 1BE
Two storey side/rear extension and single storey front extension
Armstrong
2. 19/03223/APP 5 Swallow Close, MK18 7ER
Single storey side and rear extension and garage conversion
Dayton
3. 19/03261/APP Mulberry Giftware & Collectables, 8 Cornwalls Centre,
MK18 1SB [ex *Curious Minds vintage shop, 8 Cornwall Place*]
Change of use of A1 Shop to Sui Generis
Ayris
Change of use is to dog grooming salon

The following applications may conveniently be considered together, but note that the second one is an ACL not for consultation

4. 19/03342/APP 2 Mallard Drive, MK18 1GJ
First floor front extension
5. 19/03350/ACL Application for a Lawful Development Certificate for a Proposed single storey rear extension to a dwelling with matching materials
Whates

6. 19/03378/APP Lauriston, Avenue Road MK18 1QA
Single storey side extension
Ellis
7. 19/03398/APP Oddfellows Hall, 48 Well Street, MK18 1EP
Conversion of former meeting place (Class D1) to form 9No student
apartments (Class C3) with associated communal facilities
Smith

Summary report attached.

PL/66/19

8. 19/03421/APP 18 Edging Lane, MK18 7SD
Rear dormer and 3No roof lights to front
Rush
9. 19/03433/APP 8 London Road, MK18 1AS
Two storey rear and two story side extension
Coughlan

Members opposed the previous application (subsequently withdrawn) on the grounds that it was too close to the property boundary and not clearly subsidiary. This application shows the extension 1m from the boundary and subsidiary to the existing ridgeline. The footprint of the whole house is slightly larger than before, as the rear extension is deeper and it is two-storey; only the side extension was two-storey in the previous application.

Amended Plans

10. 19/03161/APP 32 Bradfield Avenue, MK18 1PR
Demolition of existing rear extension and erection of two storey side
and single storey rear extension.

New document: Amended plan

The following Minor Amendments /Additional Information has been received, for information only:

11. 19/01326/APP The Old Latin House, Market Hill MK18 1JX
12. 19/01327/ALB Removal of the front elevation, pier and roof of the link building that links the front wing of the Old Latin House with the intermediate and rear wings.
Installation of a new pier built in stone and a glass screen between the pier and the rear wing at ground floor only. Installation of first floor external wall and window to be supported on a new beam spanning between the front and rear wings, such external wall being set behind the gable end corner of the front wing. Installation of a new single pitched tile roof over the ground floor.
Extension of the existing tile roof of the intermediate wing over the first floor.
Scrase

New documents: Response of Heritage & Conservation Officer and applicant's history and context description as requested.

13. 19/02225/APP The Royal Latin School, Chandos Road MK18 1AX
Installation of 500 linear metres of 2m high boundary fencing to the rear playing fields of the school; fencing will be powder coated black and be of a mesh anti-climb construction, a new pedestrian gate will be installed where an old gate is currently leading to Swan Pool.

King [RLS]
New documents: *Arboricultural Method Statement [Nicholsons]*
Detailed Tree Investigation Report (on the Oak Tree) (MacIntyre Trees)
Leaflet on different style of fence (vertical bars rather than mesh)
Letter of support from the Head Teacher of The Buckingham School

9. Planning Decisions

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

Approved			BTC response	Officer recomm ⁿ .
18/04641/AAD	Scissors Barbers,	Barber pole & fascia signage	{ Partial oppose	
18/04642/ALB	Bullring	(retrospective)		
19/02864/APP	1 Skelton Road	Single storey rear extension	No objections	
19/02571/APP	132 Moreton Road	Single storey rear extension, left extension and a porch	No objections	
19/01984/APP	6 Market Hill,	Minor amendments to plans	No objections	
18/03647/APP				

Not Consulted on:

Approved

19/02800/ACL 9 Twickenham Road Loft conversion with dormer & rooflights

Refused

19/02785/ACL 2 Constance Street Loft conversion with roof-lights
PDR removed for roof-lights fronting a highway

Declared invalid (full application required)

19/03056/ACL 1 Candleford Court Ch/use commercial to residential

10. Development Management Committee

- 10.1 Strategic Development Management (25th September 2019) *Cancelled*
- 10.2 Development Management (26th September 2019) *No Buckingham applications*

11. Enforcement

- 11.1 To receive a response from Enforcement listing the decisions etc. on all BTC reported cases (any cases resulting in planning applications omitted) **Appendix C**
- 11.2 To report any new breaches

12. Consultation: 5G Mobile Coverage In Rural Areas

To note the guidance from NALC about the consultation from DMCS and to agree a response. **Appendix D**

13. Planning Training - Enforcement

Details originally circulated by email 8th May 2019, and attached **Appendix E**
The Town Clerk has reserved 4 places on the course and Members are now asked to confirm their interest in attending.

14. Cycleway complaint

To receive and discuss a complaint made to Cllr. Stuchbury as District Councillor about the new cycleway. A set of BTC photos of the signage is appended for information. **Appendix F**

15. Matters to report

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

16. Chairman's items for information

17. Date of the next meeting: Monday 28th October 2019 following the Interim Council meeting.

To Planning Committee:

Cllr. M. Cole (Town Mayor)
Cllr. J. Harvey
Cllr. P. Hiron (Vice Chair)
Cllr. D. Isham
Cllr. A. Mahi
Cllr. Mrs. L. O'Donoghue (Chair)

Cllr. A. Ralph
Cllr. R. Stuchbury
Cllr. M. Try
Mrs. C. Cumming (co-opted member)

Dear Paul

Your ref: Min No 267/19

Thank you for forwarding to me the letter from Buckingham Town Council regarding the deletion of Neighbourhood Plan Site M from VALP, and the inclusion in VALP of two sites (Moreton Road Phase III and land off Osier Way) which are not designated in the Buckingham Neighbourhood Plan.

AVDC will be consulting on the Inspector's major modifications to VALP next month, and it would be appropriate to raise this matter with the Inspector during this consultation.

I will pass Buckingham Town Council's comments to the planning policy officers dealing with VALP and Neighbourhood Plans.

Regards.

Carole

Cllr Carole Paternoster
Cabinet Member for Strategic Planning and Infrastructure AVDC

ACTION LIST

Min. 31/1/19	13 via Parish Channel 2 via Parish Support	Min. 136/19	News release 1. Silverstone (depending on AVDC response) 2. Coffee#1 pavement tables	Date of appearance
		137.2.1		

Subject	Minute	Form	Rating √ = done	Response received
AVDC				
Record Keeping	46.2/19	Letter to acting Chief Exec. as minuted	√	
Silverstone Hotel	136/19 222.3/19	Letter to acting Chief Exec. Respond as minuted	√	See agenda 5.3, 22/7/19
Site M	267/19	Write re removal from VALP Letter also to MP	√	See agenda 5.2 & 5.3
Enforcement Bulletins	273.1/19	Write to Monitoring Officer to clarify effect GPDR	√	
CIL/s106	315/19	Town Clerk to write to AVDC & BCC as minuted		
BCC:				
CCTV	917.1/18	Letter to be written to Mark Shaw regarding continuing lack of CCTV installation on Tesco roundabout	√	
Section 106	139/19	Suggest Lace Hill Police contribution be used for CCTV	√	
Coffee#1 pavement tables	137.2.1/19	Ask Cllr Whyte to intervene over pavement licence	√	Response to a letter to Streetlicensing at BCC requesting an update indicates no licence has yet been applied for; and that The Whale does not have one either, but action is being taken. It has removed its tables from the pavement though.
Tingewick Road roundabout	139/19	Road markings, esp. right-hand turn arrow	√	
Field House Nursery	270/19 19/02777/APP	Copy comments about warning lights/crossing to BCC	√	
Car @	314.2.3	Parked on verge, used as	√	Reported to TfB; who have declined to take action, suggesting it be

ACTION LIST

Bletchley Road roundabout		advertisement		reported to AVDC.
CIL/s106	315/19	Town Clerk to write to AVDC & BCC as minuted		(NB: as above under AVDC)
Other:				
RLS fence	135.3/19 222.2/19	Write to Governors Respond as minuted	✓	RLS response – agenda 5.2, 22/7/19
Pightle Cres.	309/19	Write to VAHT with Members' comments	✓	
E-W Expressway	310.2/19	Circulate MK reference	✓	Appended to Minutes for 9 th September
March Edge parking	311.1/19	Ask Environment Committee to consider bollards to protect green		
Enforcement reports and queries				
Reasons for case closure	743.1	Cllr. Stuchbury to investigate further	✓	Reminder sent as requested 4/7/19
Lack of Bulletins	225.1/19	Request updates on open & closed cases end of August (1 year since last update)	✓	See agenda 11.1 – bulletin received September 2019
25 Bridge St.	314.2.1	New signage	✓	No breach
Treefields fence	314.2.2	Report over-high fence	✓	File opened 19/00495/CON3
Tesco bypass roundabout	314.2.4	Report damaged signs	✓	Estates Manager has in hand
Fly-tipped vegetation	314.2.5	Report two sites on bypass by Linden Village	✓	Site between school and bridge – growth around memorial tree removed by BTC outside staff to allow tree to thrive; brash stowed at bottom of bank pending next hire of chipper; Site between two entrances to Burleigh Piece – Estates Manager investigating.
Enforcement officers	314/19	Invite to meeting	✓	

**BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 14th October 2019**

Contact Officer: Paul Hodson, Town Clerk

Business Plan and Budget Proposal

1. Recommendations

- 1.1. It is recommended that the Committee agree the proposed revisions to be included in the new Business Plan
- 1.2. It is recommended that the Committee consider the proposed five-year budget, including the proposed budget for 2020/21 to be included in the precept, and recommend any changes required to enable a revised version to be provided for the next meeting of the Planning Committee to review before the budget is provided for Full Council to consider.

2. Background

- 2.1. The Resources Committee agreed on 23rd September 2019, *"for the Council to plan to adopt a five-year budget and five-year business plan for 2020 -26, and that this be initially developed by each of the four committees reviewing the aspects relevant to their remit". (359/19)*

3. Relevant Section of the Current Business Plan

- 3.1. According to the previous Business Plan, this committee has three key roles:

...it reviews every planning application, considers tree applications, and takes part in various district and regional consultations where they may impact on Buckingham. The Town Council is a statutory consultee, and reviews all planning applications and advises AVDC should they not meet local requirements and aspirations. However, it should be noted that Aylesbury Vale District Council makes the final decision on all planning applications, and does not always agree with the Town Council's comments.

4. Terms of Reference

- 4.1. The committee's remit has since been extended, and the Terms of Reference now include the following responsibility:

12.2 to undertake all powers and duties of the Council in respect of Neighbourhood Planning and Development under the Localism Act

5. Core Objectives

5.1. The previous Business Plan set the following core objectives for the whole Council:

- i. The Completion of a successful Neighbourhood Plan and ensuring that the plan is being used appropriately to judge planning permissions within the town
- ii. Improved community Spirit
- iii. Established greater active engagement with local Partners and Public
- iv. Promoted and improved economic activity within the town
- v. Maintained, improved and expanded our green and open spaces (including allotments and cemetery)
- vi. Maintained Quality Council Status
- vii. Developed an effective resources plan (to include an income generation plan, adequate staffing to achieve our ambitions and good value council processes)
- viii. Make Buckingham an even more attractive town/parish (including improved infrastructure)

5.2. Where these are relevant to the role of the Planning Committee, they largely remain appropriate. The one proposed change is to amend:

- i. *The Completion of a successful Neighbourhood Plan and ensuring that the plan is being used appropriately to judge planning permissions within the town*

To say:

- i. *To ensure the current Neighbourhood Plan is being used appropriately to judge planning permissions within the town, and to carry out a full refresh of the Neighbourhood Plan to ensure the Town has the best possible Plan in place once the Vale of Aylesbury Plan is agreed.*

6. Resources Required

6.1. The Council 's ongoing work to review and respond to a wide range of planning applications and consultations is enabled by the Planning Clerk working with the office team. It is not proposed to change this arrangement.

6.2. The development of the Neighbourhood Plan will be led by the Town Clerk and the Town Plan Officer. It is not yet clear what the full cost will be, or what grant funding the Council may be able to access to complete the revised Plan. It is therefore proposed to continue the current Town Plan Officer's role for another year, but also to add a one-off budget of £20,000, to be taken from reserves, to fund specialist expertise if needed.

6.3. It is not proposed to add any additional budget lines. No additional sources of income have been identified to support the Council's planning work.

6.4. The proposed five year budget is given below:

7. Proposed Budget

Account Code	Cost Centre		Actual 2017/18	Actual 2018/19	Budget 2018/19	Budget 2019/20	Forecast 2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
	601	PLANNING										
4624		NEIGHBOURHOOD PLAN		3,000	1,000	1,000	500					
		DEVELOPMENT										
3992		WAGES		11,172	29,700	30,341	30,341	20,000	0	0	0	0
3993		NATIONAL INSURANCE		382	1,900	4,187	4,187	31,130	31,940	32,770	33,622	34,496
3994		PENSION		0	7,100	7,616	4,000	4,296	4,408	4,522	4,640	4,760
		TOTAL EXPENDITURE		14,554	39,700	43,144	39,028	59,426	40,451	41,503	42,582	43,689
TBA		EAR-MARKED RESERVE FOR NEIGHBOURHOOD PLAN						20,000				
		TOTAL INCOME	0	14,554	39,700	43,144	39,028	39,426	40,451	41,503	42,582	43,689

**BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 7TH OCTOBER 2019**

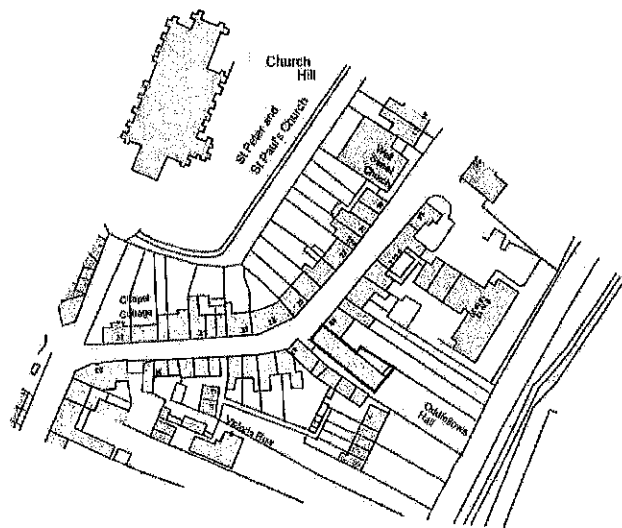
Contact Officer: Mrs. K. McElligott

PLANNING APPLICATION

19/03398/APP Oddfellows Hall, 48 Well Street, MK18 1EP

Conversion of former meeting place (Class D1) to form 9 No. student apartments (Class C3) with associated communal facilities

Smith



Site:

Former Oddfellows meeting hall and offices on the outer side of the bend on the upper end of Well Street. The Victorian building is set diagonally on the compass with long walls facing NE and SW and the entrance facing NW [note that though the 'Existing' elevation drawings are correctly labelled, the 'Proposed' are not]. Unoccupied premises as the Oddfellows now meet elsewhere; have been advertised for sale since 2017; comprising double height hall (with stage at far end) with entrance off a triangular pavement area on Well Street (guarded with bollards against parking). Each side of the entrance are rooms at ground and first floor levels used as offices and storerooms, with a staircase. The basement is divided into two long areas with a large kitchen across the far end. A doorway in the NE ground floor wall gives on to steps down to a small courtyard with two toilets, and another door into the kitchen. The garden which occupies approx. 60% of the burgage plot (between the SE end of the building and the river) is not part of this property (it appears to belong to No. 47, with access along a passageway between the two buildings). The blank rear wall is visible from the Park side of the river. The roof is a long dual pitch ridged roof with a gable end at the street elevation, and has two chimney stacks on its SW facing edge and others at the front and rear.

The building is not Listed, but it is surrounded by Listed Buildings and is in the Conservation Area.

Its position on the bend in the road means it closes the view from Church Street, and thus is significant in the street scene.

Proposal:

To add a floor in the hall, and create 8 duplex one-bed flats in the hall area (each with living room/study at ground floor level and staircase to double bedroom and shower room at first floor) and another single-level studio flat in the office space at the street end of the first floor reached by the existing staircase. The former office space and WC at ground floor level, one each side of the

main door. will become storage for 9 cycles, and bins, respectively. Another new staircase will be provided at the far end of the ground floor corridor to access the basement area. The basement will be divided up to provide 9 storage rooms and a lounge area in the long space, and a communal kitchen and laundry room in the old kitchen. It is proposed to demolish the outside toilets, wall off the courtyard, add a flat roof, and breach the outer wall of the kitchen, to form an adjoining dining room. Both side walls and the street elevation have large windows; the eastern end is blank. These large windows, and the upper window in the front elevation will be replaced in the same style but with powder-coated aluminium frames. The lower stained glass windows in the front will be retained.

The exterior appearance of the building is to be maintained, with the following exceptions:

- a) 4 conservation quality roof-lights in each of the long roofs to provide light into the bedrooms of the duplex flats; these will be visible only from the Church green, due to the tight building pattern of Well Street houses and the fall in ground level to the river. They will be fitted flush to the roof, and will be too high for residents to be able to overlook the neighbours. The upper floor will also get some light from the large existing window where the stairs are positioned.
- b) the forming of the single storey extension out of the courtyard; as the back wall of the courtyard already exists and the yard is sandwiched between the existing buildings, this will have minimal impact
- c) the bricking up of one window where a dividing wall between flats occurs, and part of the doorway at the top of the outdoor steps, which is to be replaced with a window (this leaves flat 7 with rather less light than the other duplexes, which all have original windows at the ground floor level).

The applicants had pre-application advice from AVDC in 2017, when the plan was for 12 self-contained flats on two floors; this did not proceed to a submitted application. This application has been amended according to the officer's comments, to give larger individual dwellings, with better natural lighting and communal kitchen and laundry facilities (thus a HiMO), and assurance that students will not be permitted to keep a car – this will form part of their tenancy agreement.

Documents submitted:

Location Plan	Site Plan
Existing Basement Plan	Proposed Basement Plan
Existing Ground Floor Plan	Proposed Ground Floor Plan
Existing First Floor Plan	Proposed First Floor Plan
Existing Roof Plan	Proposed Roof Plan
Existing Elevations	Proposed Elevations
Design & Access Statement	
Heritage Statement	
Planning Statement	
Transport Statement	
Student Management Plan	

Clerk's comments on documents in italics

Design & Access Statement:

Serves as an overview to the more detailed documents below.

Contains photos of the existing building and a description of the proposed works.

Heritage Statement

This is well-researched and illustrated, and covers all the Listed Buildings in the immediate locality, although it does refer to the street as Wells Lane. It quotes in full the relevant paragraph in the

Conservation Area document, which concludes "Therefore while the hall is unlisted it is considered to have a prominent role in the historic context of the area." but I found this more dismissive view later in the same document, lifted from the AVDC officer's pre-application advice letter:

The existing building is not listed and is of no particular architectural merit and it is not considered to make a positive contribution to the character or appearance of the adjacent conservation area.

and I was also rather surprised by this (page 3):

The core of the Conservation Area is centred on the village church with the grounds of Wollaston Hall to the east with a general concentration of the majority of dwellings to the north and south of the Church.

The document notes that the first floor window in the front has been replaced with a less appropriate design, and that assorted alterations inside the building have been made over the years.

Planning Statement

Unlike the other documents, this one is slapdash and inadequately proof-read ("the Bowl Club"; "the Sawn Pool"). It is, however, the only one that acknowledges the existence of the Neighbourhood Plan. There is no need to include references to the V&D Statement, as there is virtually no change to the existing building's appearance (see above).

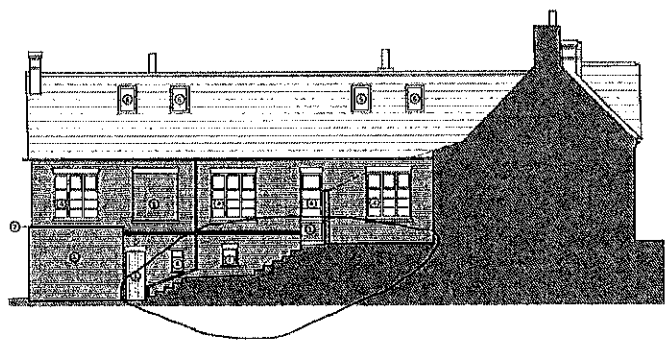
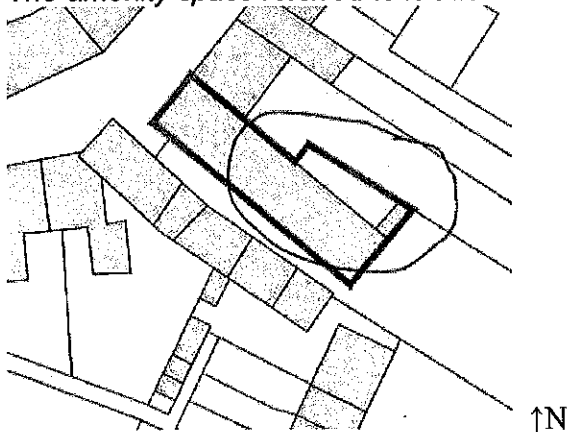
There is no Planning History for this building on the website, so there have been no significant changes to it for at least 50 years (AVDC records include some of the later Borough applications). The 1987 application listed on page 8 is actually for No.47 Well Street, though as its garden lies behind the Hall and is where the mappers have chosen to put the label 'Oddfellows Hall' (and not within the building curtilage) this may be an excusable error. The small internal changes as noted in the Heritage document have been made, but as the building is not Listed there is no record.

The Statement deals in detail with the pre-application advice and the resultant changes, compliance with the retained policies of the AVDLP and supplementary documents (affordable housing [*not applicable, only 9 flats in a HiMO*], parking [*none, enforced via the tenancy agreements*], Conservation Area [*appearance of building not materially changed*]); the relevant ones of the NPPF; and the BNDP, particularly those covering student housing.

Policy DHE6 requires the provision of good quality outdoor space: ¶6.38 states

The Proposed Development would retain the amenity space to the north of the building as a communal area for the benefit of future residents. Furthermore, the Site is in close proximity to extensive areas of open space around Buckingham including the Bridge Street Skate Park, Chandos Park and Buckingham Edible Woodland. As such the recreational needs of future residents would be appropriately catered for.

The amenity space referred to is this:



which is not somewhere I'd want to sit out in, particularly.

Policy EE3 does not include support for class C3 accommodation; University expansion is covered in policy EE8, but this is for University-led development.

Policy I4 –development on the flood plain. The site is in Flood Zone 1, so this is not applicable.

Policy I5 – sewage management: I take issue with the statement (¶6.41 on p.24) that because the existing building is connected to the mains, the sewage system will cope – occasional use for meetings is not the same as daily residential use (including cooking, laundry and bathing) for perhaps as many as 18 people (all the bedrooms are shown as accommodating a double bed).

I also have concerns about the adequacy of the bin storage area for 18 bins or the equivalent in communal bins, and the amount of pavement taken up on bin days. There is no detail provided of the proposed arrangements.

The flats are deliberately designed as duplex, as the previous proposal with flats on two floors meant that the upper floor ones had no windows. The studio flat is on the first floor, but has the existing front window to light it. This means that none of them are appropriate for the disabled - 8 of the flats do have their 'front door' at ground level, once over the front door-step, but their sleeping accommodation is all upstairs via a staircase, and the kitchen, laundry and common rooms are in the basement, also via a staircase. There is, however, a toilet for disabled visitors in the front lobby beside the cycle storeroom.

¶ 6.54 states: The accommodation at first floor level now comprises a bedroom and bathroom only. The proposed bedrooms would be served by a rooflight. And would also benefit from a certain amount of daylight and ventilation from the window at ground floor level which is situated adjacent to the staircase. That fact, combined with the height, angle and position of the rooflight would mean that a perfectly adequate amount of daylight and sunlight would be provided for this room. The overall effect is to provide accommodation which is of a high standard for future residents.

The windows at the side give on to passages between this building and the next, each side, and in winter will not provide much natural light.

The Appendices contain the AVDC officer's advice letter, and two appeal decisions demonstrating case history for such a ban on car ownership for the students.

Transport Statement

Emphasises that tenants will not be able to have cars, and are expected to walk, cycle, or use the bus for out-of-town destinations. Bus timetables (which form half the document) are up to date and appropriate and will be supplied to new tenants as part of their Welcome Pack.

See my comment below re taxis.

Student Management Plan

There is no indication that the applicant is working with the University on this proposal. A Management Company will be specifically set up to look after the building. Local residents will be provided with its contact details in case of complaints. However it will only be available 09.00-18.00 Mon-Fri and 10.00-16.00 at weekends, which are not the most likely periods for complaints.

Students will be 'rigorously vetted', so there is no expectation that there will be any problems of noise or anti-social behaviour.

Students will not be permitted to keep a car in Buckingham; they can hire a vehicle for occasional use but not park it in the vicinity of the building or within a 1-mile radius of it. Car use will be monitored and breaches will be considered to be a breach of their tenancy agreement, which can be severed if they persist after a written warning. Students will be expected to walk, cycle or use the bus. There is no consideration that they might use taxis, and Well Street is not well-suited to much taxi traffic, especially U-turns; given the likelihood of the destination being Hunter Street/Station Road or London Road this would put pressure on Church Street/Manor Street & St Rumbolds Lane/Nelson Street/Castle Street.

Buckingham Enforcement Cases – no decision received

Year	Case no	Reported/ Listed in Bulletin	Address		Alleged:	Status
2017	00453	September	2 Cornwalls Centre	High Street	Unauthorised replacement fascia advertising signage panel for new shop Vape Direct (Conservation Area)	Case closed – breach ceased
2017	00462	October	2 Grenville Rd	Western Avenue	Unauthorised siting of a caravan to front of property being used for residential accommodation	Case closed – passed to VAHT
2018	00034	January	Bourton Meadow School	Burleigh Piece	Unauthorised siting of storage containers adjacent to the school and Linden Village estate entrance	Case pending: another container moved into school boundary. There is one more left to go.
2018	00044	February	Old Police Station, 50	Moreton Road	Unauthorised damage to listed building boundary wall - 14/03316/APP refers – wall has been damaged and knocked down (see also 17/00226)	Case closed – no breach of control The wall at the location is not listed.
2018	00272	July	Fleece Yard	Market Hill	Unauthorised tree works/felling of trees in Conservation Area (12/02673/APP and pending 18/00484/APP refers)	Case closed - Works stopped. Consent to fell granted November 2018.
2018	00309	July	Lidl	Needlepin Way	Unauthorised siting of Lidl advertising signage on the (Tesco) roundabout on A413	Case closed – breach ceased
2018	00322	August	Buckingham Inn (formerly The Whale)14	Market Hill	Unauthorised siting of tables and chairs for the consumption of food/drink on the public footpath (conservation area)	Case closed – no breach
2018	00349	August	1	Well Street	Unauthorised use of retail A1 premises - children's craft workshops and parties	Case pending
2018	00369	August	4	Tyrell Close	Unauthorised breach of approved plans/details – 18/01020/APP refers -	Case closed – planning permission granted - 18/A1020/NON
2018	00581	December	The White House	Market Hill	Lit advertisements in the windows in Conservation Area	Case closed – no breach The advertisement has been in situ for over 10 yrs, and lighting similar to surrounding properties and against the window, so deemed permitted
2019	00072	February	Vibins, 15	Cornwall Place	unauthorised 'rustic' fascia (also reminder about Vape Direct, 17/00453)	Case closed – no breach

Buckingham Enforcement Cases – no decision received

2019	00081	February	Thai Lounge, 18	Castle Street	unauthorised change of fascia & window decoration (Conservation Area)	Case closed – breach ceased
2019	00082	February	Dry Cleaners, 1	Market Hill	Change of signage with new frontage	Case closed – breach ceased
2019	00294	June	Adj. 28 Candleford Court	Bridge Street	Unauthorised shed	Case pending – O/O has requested informal advice
2019	00468	August	Barbers, 10	Market Square	Three-colour barber pole in Conservation Area (as Scissors in BullRing permitted by 18/04641 & 04642)	Case pending
2019	00468	August	Wharf Yard	Stratford Road	New lights	Case pending
2019	00495	September	26	Treefields	New fence over 1.8m	Case pending
2019	00503	September	Fireworks Warehouse, Wharf Yard	Stratford Road	Unauthorised change of use from B1	Case pending

**AVDC: Enforcement Investigations
Buckingham – Pending Consideration**

15/00433/CON3

BUCKINGHAM NORTH WARD

Alleged unauthorised works not in accordance with 11/01734/APP/erection of structures in rear garden
(Con Area)

53-54 Nelson Street Buckingham Buckinghamshire MK18 1BT

Case Officer: Philip Dales

Status: pending – recommended for closure, as A1 to A3 usage is now a permitted change following the review of use classes in May 2019

16/00066/CON3

BUCKINGHAM NORTH WARD

Alleged unauthorised replacement advertising signage on a Listed Building in a Con Area
(Michael Graham estate agents)

4-5 Bridge Street Buckingham Buckinghamshire MK18 1EL

Case Officer: Philip Dales

Status: pending – ongoing investigation

17/00375/CON3

BUCKINGHAM NORTH WARD

Alleged unauthorised replacement fascia advertising signage (Cat5 Communication Ltd)
on a Grade II

Listed Building in a Conservation Area

5 West Street Buckingham Buckinghamshire MK18 1HL

Case Officer: Myles Millward

Status: pending – recommended for closure, as the fascia board is not considered harmful by Heritage, and the refused advertisement has been removed

18/00034/CON3

BUCKINGHAM NORTH WARD

Alleged adjacent to the School and Linden Village estate entrance

Bourton Meadow School Burleigh Piece Buckingham Buckinghamshire MK18 7HX

Case Officer: Bill Tilley

Status: pending – majority of sea containers moved onto site. One remains to be moved

18/00299/CON3

BUCKINGHAM SOUTH WARD

Alleged unauthorised commencement of works whilst 17/04668/ADP is pending
(15/01218/AOP also refers)

Land North Of A421 Tingewick Road Buckingham Buckinghamshire

Case Officer: Philip Dales

Status: pending - Conditions are yet to be discharged on application 17/04668/ADP

18/00478/CON3

BUCKINGHAM NORTH WARD

Alleged unauthorised G-II listed building in disrepair

The Grand Junction PH 13 High Street Buckingham Buckinghamshire MK18 1NT

Case Officer: Bill Tilley

Status: pending, and is being monitored. The building is not in use, and is in receivership. Until it is sold we cannot act. If BTC have any further information, it will be gratefully received.

19/00346/CON3

BUCKINGHAM NORTH WARD

Alleged unauthorised US 3 colour barber pole on a G-II Listed Building in a Conservation Area

The Barbers 10 Market Square Buckingham Buckinghamshire MK18 1NJ

Case Officer: Myles Millward

Status: pending – application awaited

19/00468/CON3

BUCKINGHAM NORTH WARD

Alleged unauthorised lighting installed and in use 24/7

Wharf Yard Stratford Road Buckingham Buckinghamshire MK18 1TD

Case Officer: Lina Faridoon

Status: pending – Lina is liaising with Estates Manager

19/00495/CON3

BUCKINGHAM SOUTH WARD

Alleged unauthorised erection of fence greater than 1.8 metres in height

26 Treefields Buckingham Buckinghamshire MK18 1GP

Case Officer: Myles Millward

Status: pending – retrospective application requested

19/00503/CON3

BUCKINGHAM NORTH WARD

Alleged unauthorised change of use from B2 (tyre fitting workshop) to A1 Retail (firework shop)

The Original Firework Company Was Central Tyres Wharf Yard Stratford Road
Buckingham Buckinghamshire MK18 1TD

Case Officer: Myles Millward

Status: pending – change of use application requested

Policy Consultation E-Briefing 10-19 – 5G Mobile Coverage In Rural Areas
Guidance from NALC
1st October 2019

Summary

The Ministry of Housing, Communities and Local Government (MHCLG) is leading a joint consultation with the Department for Culture, Media and Sport (DCMS) on extending 5G mobile provision in rural areas. The consultation document can be downloaded [here](#)

Context

This consultation seeks views on the principle of amending permitted development rights for operators with rights under the Electronic Communications Code (Code Operators) to support deployment of 5G and extend mobile coverage, and the circumstances in which it would be appropriate to do so. The consultation also seeks views on whether it is appropriate to impose specific limitations, conditions and restrictions on any amendments to permitted development rights to mitigate the impact of any new development. NALC is minded to reiterate its standing positions on mobile masts in its response to this consultation, will be responding and is interested in the sector's views:

- A change in government policy on planning applications for mobile telephone masts to ensure that all heights of masts are subject to a full planning application and proper consultation with local councils (where possible);
- New build houses and business to be provided with in-built infrastructure to enable connection to fibre-optic broadband; &
- We support the Rural Coalition's call for infrastructure which reaches rural areas, so the rural economy can grow and create quality jobs.

Consultation questions:

NALC will be responding to the below review questions and is interested in the sector's views:

Question 1.1: If these in principle proposals (set out in Questions 2 to 5) were taken forward, what impact would they have on meeting the Government's ambitions in relation to mobile coverage including addressing 'total not-spots' and 'partial not-spots'?

Question 3.1: Do you agree with the principle of amending permitted development rights to allow an increase in the width of existing ground-based masts by more than one third, to support 5G deployment and encourage greater utilisation of existing sites?

Question 5.1: Do you agree in principle with amending permitted development rights to increase the height of new masts, subject to prior approval?

Your views

Responses will need to be received by 17.00 on 11 October, 2019.

DCMS Consultation Link:

<https://www.gov.uk/government/consultations/proposed-reforms-to-permitted-development-rights-to-support-the-deployment-of-5g-and-extend-mobile-coverage>

Introduction to Planning Enforcement
by Buckinghamshire and Milton Keynes Association of Local Councils

Tuesday, 5 November 2019, 10:00 – 13:00

This course will be presented by an active Planning Development Officer. We will be covering the following:

- What is a breach of planning control
- Enforcement Policies
- The investigation process
- Practical examples – session one.

Coffee Break

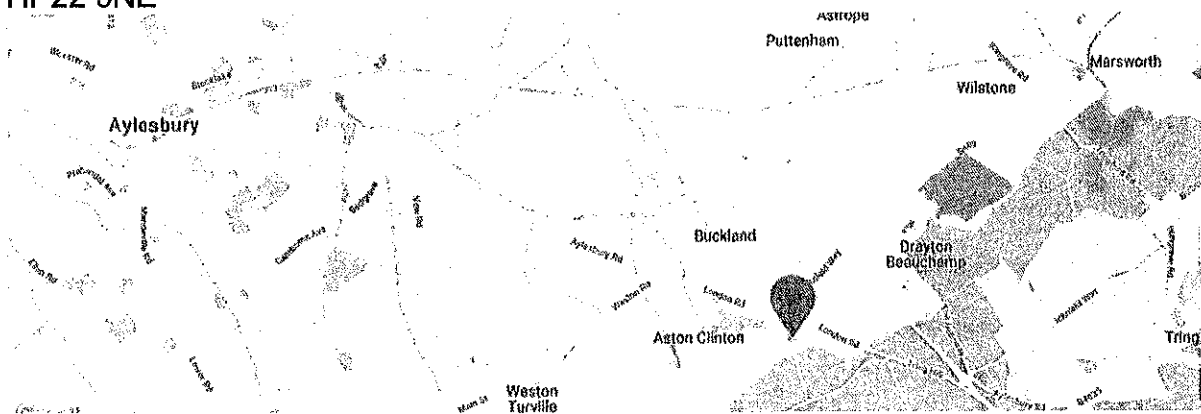
- Formal Action
- Appeals
- Proceeds of Crime Act

Practical examples – session two.

Registration will commence at 9:30am with the course starting promptly at 10:00am.
Refreshments on arrival during the coffee break.
Free Parking is available although it does fill up quickly.

Location

Darke Hall, The Coach House
Green Park
Stablebridge Road
Aston Clinton
HP22 5NE



Sent from my iPad

On 19 Aug 2019, at 20:07, [REDACTED] <[REDACTED]> wrote:

Hello Robin

I've just sent a complaint to BucksCC about the London Road cyclepath and (on the other side) non-cyclepath as I've become increasingly concerned about safety. I've copied the body of the text below for your information and/or to pass to anyone else on the town council who may be monitoring or sharing my concerns.

Regards

[REDACTED]

Hello

This relates to cycle paths on pavements on London Road, Buckingham.

There is significant confusion and misuse on and around the pavements either side of Buckingham Road. In understanding this, it helps if you know the road being discussed of refer to a map.

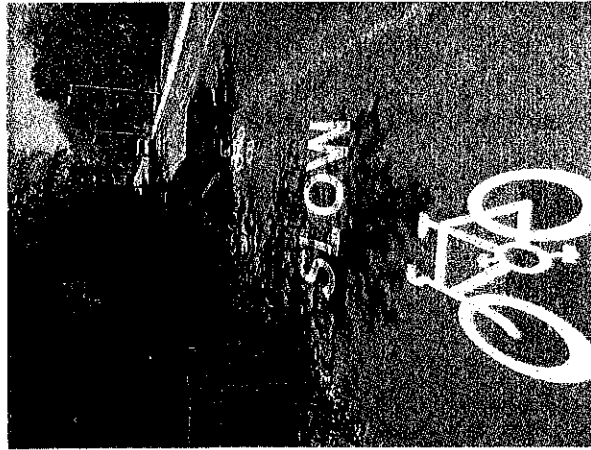
For some years, the pavement from Tesco's roundabout to the Hare Close passageway has been designated for use by cyclists and pedestrians. More recently, the narrower and busier other side of London road (the side with the school on) has been redesignated from a pavement to a shared pavement and cyclepath. This is not wide enough for this purpose and needs to be widened with a clear divisor and space between the 2 functions. I've witnessed a couple of obvious conflicts in the last few months.

Also, with the increased used of footpaths as cyclepaths (that still look like footpaths), people are mis-using other footpaths either deliberately or accidentally. Last week I saw a 3 older-man team of cyclists racing along from Hare Close passageway down towards Verney Park. This may just have been their confusion because the earlier part of this pavement (from roundabout) to Hare Close is designated for shared use AND the opposite footpath has been usurped to be a more recent share. Also on the side of Hare Close and Verney Park, I was this week yelled out to get out of the way of cyclist behind me.

Enough people now cycle on footpaths without them being encouraged further to do so. To encourage safe cycling and safe walking, more definitive, separate cycle paths need to be created (i.e. as in Holland) rather than pavements widened fractionally and be redesignated without so much as dividing line. I strongly feel that if it can't be done properly, it's best not to do it.



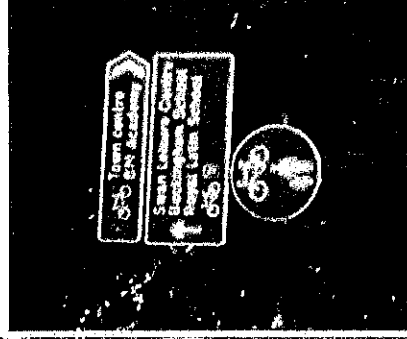
3145 Just off bypass roundabout



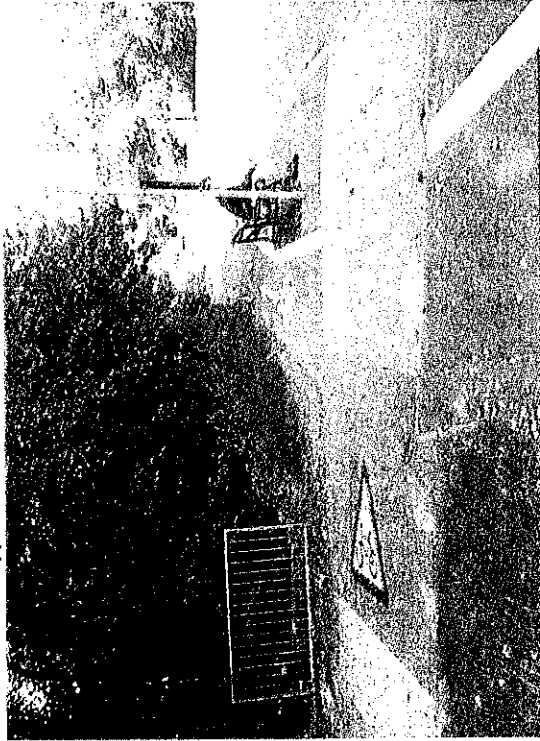
3146 by Meadoway



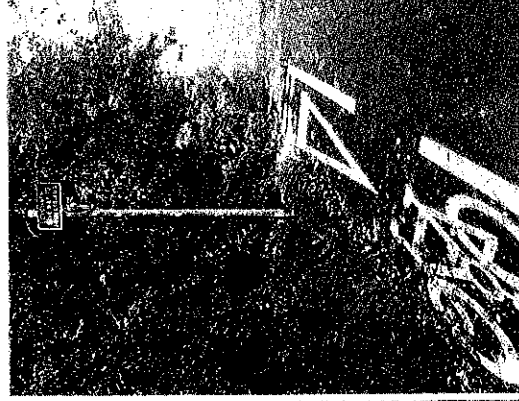
3147 top bus stop; lane 2 for Swan Pool, lane 1 for Hare Close



closeup of sign



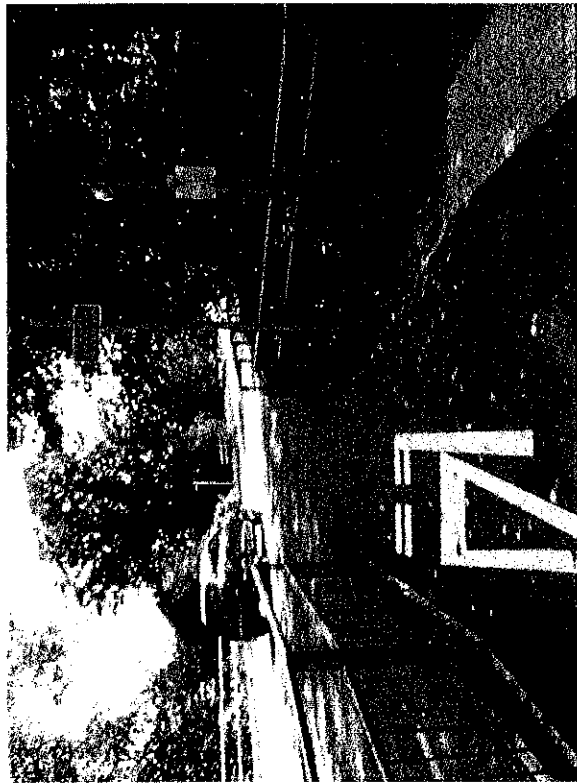
3148 Top bus stop



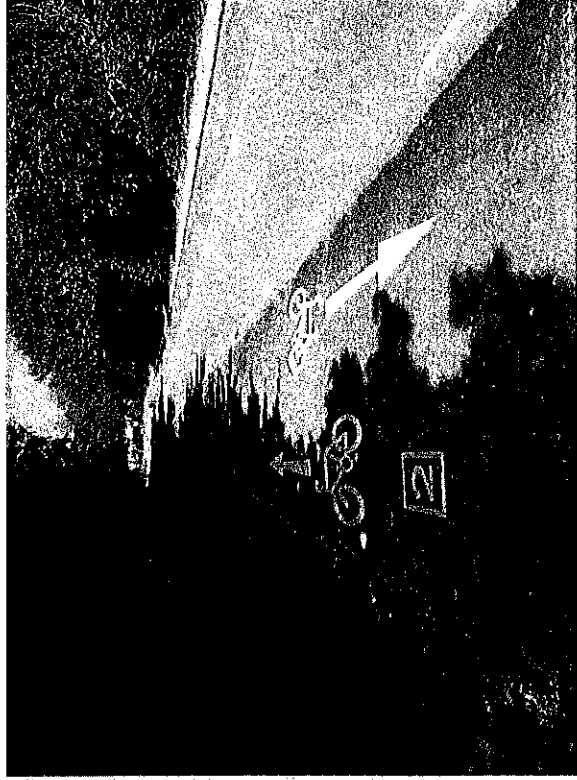
3149 Give Way before bridge narrowing; closeup of sign



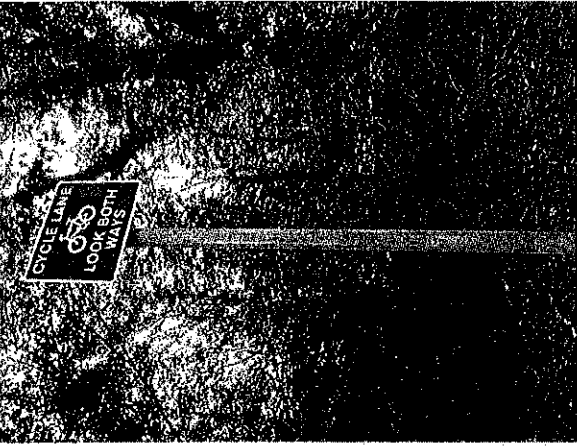
3150 other side of bridge



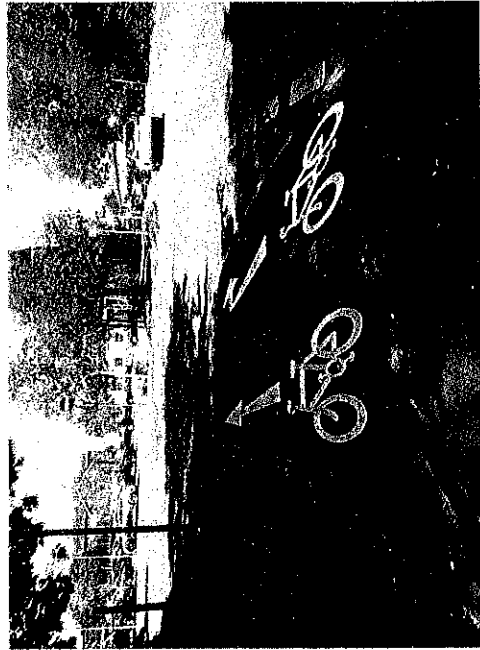
3151 Other side looking towards bypass



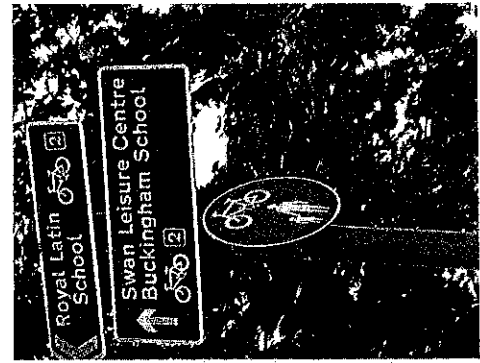
3152 between bridge narrowing and Swan Pool



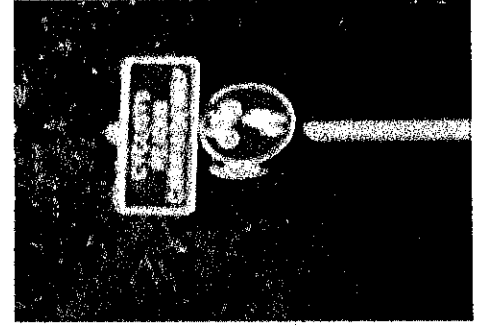
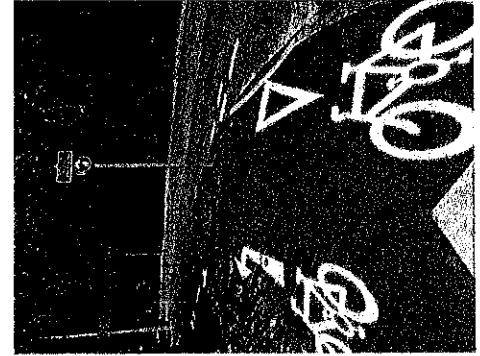
3153 sign at junction with circular walk



3154 Swan Pool entrance



3155 sign at Swan Pool entrance 3156 north side of Swan Pool entrance; closeup (CYCLISTS REJOIN CARRIAGEWAY)





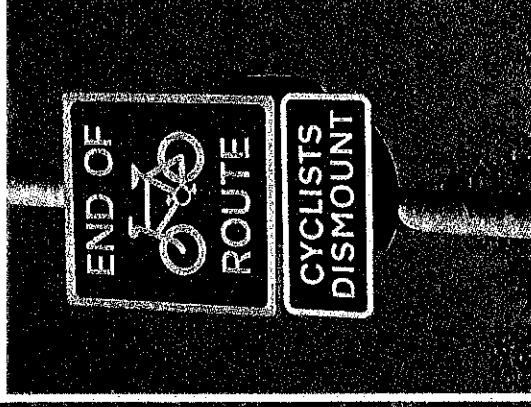
3157 Swan Pool/Buckingham School



3158 Swan Pool/Buckingham School



3159 Warning of end of shared use path



Signage at end