



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr. C. P. Wayman

Tuesday, 06 October 2015

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **12th October 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.

Members' attention is drawn to application 2.

3. Minutes

To receive the minutes of the Planning Committee Meeting held on Monday 14th September 2015 (PL/07/15) ratified at the Full Council meeting held on 5th October 2015.

Copy previously circulated

4. Buckingham Neighbourhood Development Plan

The Town Clerk reported to Full Council on 5th October 2015. Agenda item retained as a precaution.

5. Action Reports

5.1 To receive action reports per the attached list, and consider which can now be removed.

Appendix A

5.2 (41.1/15) To receive a verbal report on the Councillor Training event held on 17th September from Cllrs. Bates and Isham, and a copy of the slides

Appendix B

5.3 (403.2/15 Brookfield Lane) Response from BCC

Appendix C

5.4 (411/15) To receive and discuss a report from Cllr. Smith on the HEDNA meeting 28/9/15

Appendix D

Buckingham



Twinned with Mouvaux, France



5.5 (407.2; 3 Overn Ave HMO) response from HMO Licensing:

In response to your email I can confirm that we have an Officer investigating this alleged HMO. I will attach your email to the record and also forward a copy to the investigating Officer.

Sophie Coleshill, Customer Services Officer, Environmental Health & Licensing

5.6 (409/15; use of s106 flood monies) the Town Clerk reports that he has been working with BCC, AVDC and the EA; the EA is to carry out some free modelling with a view to producing schemes to use the money available (a) in the immediate term, so far as the funding allows, and (b) for the long term should more funds become available from future development.

6. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 15th October 2015 and 5th November 2015, with SDMC meetings on 14th October 2015 and 4th November 2015.

To consider planning applications received from AVDC and other applications

1. 15/02961/APP 1 Candleford Court, MK18 1GA
Change of use of vacant retail unit into one residential apartment including infill of existing shop fronts and insertion of windows and doors to match existing
Morrow [Guinness Partnership]
2. 15/03074/APP Part of Car Park, Cornwalls Meadow
Installation of public convenience and adjoining unit to be used as Buckingham shop mobility centre
Buckingham Town Council
3. 15/03096/APP 79 Moreton Road, MK18 1PF
Single and two storey side and rear extension and conversion of extended roof space to provide habitable accommodation
Todd
4. 15/03149/APP 49 Woodlands Crescent, MK18 1PJ
Extension to rear and front dormers to provide habitable accommodation
Grantham
5. 15/3191/APP 6 Glynswood Road, MK18 1JF
Demolition of existing porch and erection of a new porch
Large
6. 15/03324/APP 94 Moreton Road, MK18 1PW
Single storey side extension and garage conversion into habitable accommodation
Smith

Members will note that the /LDO application for this proposal was refused (below)

Not for Consultation, for information only

7. 15/3182/HPDE 16 Sandhurst Drive, MK18 1DT
The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.72m, for which the maximum height would be 3.1m, and for which the height of the eaves would be 3.0m.
Ashton

The Clerk has queried the validity of an HPDE application for a third extension to the same premises, and been told the HPDE process is automatic but may be refused if the Case Officer decides it is invalid..

8. 15/03380/ATP Waglands Garden, MK18 1EA
Fell one Goat Willow tree next to boundary wall adjacent to flats and under Walnut tree; remove up to 4m of one Walnut tree from top of leading stem; lift crown one Yew tree overhanging neighbours garden (Pear Tree Cottage) by up to 4m and remove overhang only; lift crown of one Holly tree in corner by 4m overhanging Pear Tree Cottage and removing overhang only; remove overhang, approx. 2-3m of one Lawson Cypress adjacent to house No.1 Waglands Garden which is growing into road back to verge
Westley [Keyholder Management Ltd.]

7. 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
15/01814/APP 42 Highlands Road	Dem.garage/erect s/st.side&rear ext ⁿ	No objections	-
15/01854/APP 23 Moreton Drive	Single storey front extension	No objections	-
15/02035/APP 43 Embleton Way	Erection of garden shed & log cabin*	No objections	-
15/02141/APP Land at Station Terr.	Earthworks (part retrospective)	Oppose	-
15/02488/APP 33 Lace Lane	Conv. of loft + dormers	No objections	-
15/02491/ALB 43 Nelson Street	Alterations to rear elevation	No objections	-
15/02548/APP Sandmartin Close	Reduce kerb,provide 3 parking bays	No objections	-
15/02552/APP Lace Hill School	Installation of windcatchers	No objections	-
15/02776/APP Land at [Benthill]	New house, garage and gym	No objections	-

*Condition 3 states "The log cabin hereby permitted shall not be used or occupied for any purposes other than as ancillary to the residential use of the property on the site." per Members' request in their response.

Not Consulted on:

Approved

15/01467/ATP 1 Waglands Garden	Works to one Wellingtonia	n/a
15/02656/ATP Land at Fishers Field	Fell one willow (T10) to ground	n/a
15/03139/LDO 9 Cheyne Close	Single storey rear extension	n/a
15/02656/ATP Land at Fishers Field	Fell one willow (T10)	n/a

Emergency permission for works given due to condition of tree:

15/03302/ATC University, Hunter St.	Work to Holm Oak	n/a
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Refused

15/03289/LDO 94 Moreton Road	S/st. side extension & conv. garage	n/a
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8. Case Officer Reports (& Recommendations)

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

8.1 Strategic Development Control

(23rd September)

14/02601/AOP [pulled from the agenda]

(14th October)

No Buckingham applications.

8.2 Development Control (24th September)

No Buckingham applications.

(15th October)

Any notification of Buckingham applications on AVDC's agenda will be sent out after the publication of this agenda and circulated by email if received.

9. Enforcement

9.1 To report one new case file opened:

15/00397/CON3 41 Whitehead Way; alleged construction of an extension and a summerhouse without permission (Permitted Development Rights having been removed)

This was in response to a report from this office; AVDC's Bulletin of new and closed cases has not been issued since July.

9.2 To report any new breaches

10. Transport

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

11. Access

To report any access-related issues.

12. Correspondence

12.1 Street naming: to note that The Siding has been formally adopted for the 6 houses behind Station Terrace. The developer was hoping for individual house names to be accepted, but no information has been received at time of printing.

12.2 To receive notice of a change of co-opted member.

13. News releases

14. Chairman's items for information

To report on any matters raised at the LCPLG meeting held on 30th September 2015

15. Date of the next meeting:

Monday 2nd November 2015 following the Interim Council meeting.

To Planning Committee:

Cllr. Ms. J. Bates

Cllr. M. Cole

Cllr. J. Harvey

Cllr. P. Hirons

Cllr. D. Isham

Cllr. A. Mahi

(Chairman)

Cllr. Mrs. L. O'Donoghue

Cllr. M. Smith

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

Cllr. R. Stuchbury

Cllr. M. Try

Mrs. C. Cumming (co-opted member)

ACTION LIST
Planning responses

Appendix A

Minute	Responses emailed or added to website	Responses posted
40415	16/9/15 (6 + Minor Amend comment)	16/9/15

Subject	Meeting date/ minute	Action taken on	Form	Response received	Prompt/ reminder sent	Response received
Transport (signage)	1/7/13 186/13	All Members	Reduction of sign clutter	To be standard agenda item		
	18/5/15 46.4.2	17/6/15	Look into byelaw possibility	DTC investigating		
	6/7/15 211/15 279.3 27/7/15 14/9/15 408/15	9/7/15 28/7/15 1/10/15	Check expiry date of funding Send MS contact details for HBOs Ask about removal of 'New speed limit' signs on town approaches	See Agenda 5.3 acknowledged	24/8/15:MS reported order placed & work to be completed by Christmas	
Councillor Training	12/5/14 38.3/14 18/5/15 41.1/15	16/5/14 28/5/15	Letter as minuted Check date	Book Cllrs Bates & Isham; letter as minuted Acknowledged 31/7/15 and offer of venue noted Agenda 5.2		
	1/5/15 52/15	28/5/15	T&C ref'd at earlier meeting	S Kitchen to contact DRI direct	DRI asked if received 25/9/15	
S106 monies	9/6/14 108/14 14/9/15 409/15	 16/9/15	Quarterly update to be prepared Ask about use of flood funds	December agenda See agenda 5.6		
Candleford Court	22/12/14 607.1/14 16/2/15 732.1	7/1/15 20/2/15	Letter as minuted Sandbags by sluice; flood warning system action	Chased 5/2/15 and 20/2/15 & 20/3/15	Chase of above added to new letter	Sandbags only → 7/4
	16/3/15 791/14	31/3/15	Letter to W Ryesdale	Passed to R.Newall, resp. 9/4/15 → 27/4		
	7/4/15 853/14 27/4/15 887.2	15/4/15	Letters to EA & Lagan Review planning process Copy	EA reply → 6/7/15 → agenda 8/6/15		
	6/7/15	23/7/15				

Subject	Meeting date/ minute	Action taken on	Form	Response received	Prompt/ reminder sent	Response received
	206/15 24/8/15 336/15	28/8/15	correspondence to RS & WW Letters to Cllr. Whyte, Guinness & Lagan as minuted			
Travel Plans (effectiveness)	16/3/15 798.2 27/4/15 887.3 8/6/15 128.3/15 6/7/15 206/15 27/7/15 284.1 & .2 14/9/15 403.1	31/3/15 7/5/15 17/6/15 RLS report 16/7/15 14/7/15 6/8/15 1/10/15	Letter as minuted Ask schools about theirs Request RLS Travel Plan when available; send to BCC for info Lace Hill Travel Plans – report Letters as minuted Ask for review later in year	8/4/15 Royal Latin's response →8/6/15 Report to 27 July Agenda 10.1 No-one in RLS office until 1/9/15	Remind RLS Agenda 14/9/15	Agenda 10.2-27/7
4 The Villas	7/4/15 856/14 27/4/15 887.1	17/4/15 18/6/15	Letters AVDC & EA re remaining concerns Post-election, write to new AVDC Chairman re treatment of Mrs. Robinson	EA response → Agenda 18/5 Holding response → 6/7/15		
BCC Transport matters	7/4/15 858.4		Cyclists Dismount signs Cotton End steps	BCC have in hand Acknowledged by AVDC & actioned for full council meeting 22 July	18/5/15 & 23/6/15 seek update 18/5/15 & 23/6/15 seek update →27/7/15	Prompt sent 18/8/15
Planning procedure & practice reports	6/7/15 212/15	7/7/15	Formulate written question for RS			
Transport	6/7/15 211/15 14/9/15 408.1/15		Members to consider items for BCC Public Session & send to Clerk Ask about follow-up			

Awaiting response

Not yet done

Subject	Meeting date/ minute	Action taken on	Form	Response received	Prompt/ reminder sent	Response received
meetings						
Dukes Court garden gate	7/4/15 859/14 8/6/15 128.2/15	17/4/15 18/6/15	Letter to managing agents New letter as minuted	→agenda 8/6/15		
AVDC website	7/4/15 860/14	ongoing	Continue listing problems for new Cabinet Member			
Access – Moreton Road II	27/4/15 894.2 8/6/15 128.4/15	7/5/15 18/6/15	Ask how entrance conforms with disability legislation Reply as minuted	Officers response → 8/6/15		
Moreton Road III	8/6/15 137/15 14/9/15 406/15	Draft circ. 17/6/15; Sent 23/6/15 15/9/15 16/9/15	Letter as minuted Request attendance from Ward Members next SDMC meeting (23/9/15) Ask Cllr. Paternoster for sight of legal advice	AVDC Site visit planned 22/7/15 and postponed Cllr. Mills on holiday Application pulled from agenda		
Padbury applications	18/5/15 52/15	5/6/15	Letter as minuted			
Amended plans	8/6/15 136.4 27/7/15 279.2 24/8/15 336.2/15	18/6/15 6/8/15 28/8/15	Find out what constitutes Amendment/ Minor Amendment/ permissible variation Ask about cumulative effect Send letter +photos as minuted	Response agenda 5.2 Agenda 5.2		
Toilets	6/7/15 212/15	Noted	Incorporate Changing Places unit	See application 15/03074/APP		
Hamilton Precision appeal	27/7/15 281/15	4/8/15	Letter to Inspector as minuted			

Awaiting response

Not yet done

Subject	Meeting date/ minute	Action taken on	Form	Response received	Prompt/ reminder sent	Response received
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Cornwalls Meadow access	27/7/15 285/15	10/7/15	AVDC contacted with photos	20/7 Steve Harding to inspect	14/9/15 403/15 – chased	
Brookfield Lane	24/8/15 341.2 14/9/15 403.2/15		Ask about fencing, weed growth Follow-up with BCC	→14/9/15 Agenda 5.3		
Employment development	24/8/15 343.3	14/9/15	Letters as minuted			
HEDNA meeting	14/9/15 411/15	15/9/15	Book Cllr. Smith to attend	Confirmed		

Enforcement reports and queries

13 High Street	16/3/15 795.3 24/8/15 336.3	17/3/15 with photo 1/9/15	New signage & lighting Letter to Cllr. Paternoster Banner on verge of London Rd.	“13” needs permission; remainder awaiting HBO decision	18/6/15 + 8/7/15 advised that sign on side elevation also illuminated	→24/8/15, email from HBO →14/9/15 email from CHack
Tesco banner						
Buckingham Butcher	18/5/15 45.2.2/15	28/5/15	Check previous use class, report to Environmental Health & Enforcement	EH aware - on list for inspection; Enf. case no. 15/00200/CO N3		
Pursuit of applications to remedy breaches	6/7/15 210/15 24/8/15 336.1/15	23/7/15 1/9/15	Letter to A Small as minuted Follow-up letter as minuted	Agenda 5.1		
Devolve enforcement to BTC	24/8/15 340.2/15	1/9/15	Letter as minuted			
Site opposite Police Station	14/9/15 407.2	15/9/15	Activity on site?	No change on site; TPO trees intact; house in centre of open ground (Roxwell) sold with garden, no additional land.		
3 Overn Crescent	14/9/15 407/15	25/9/15	Check HMO-registered			

News releases

Cotton End steps	6/7/15 216/15		To await further information			
Addington Road						
Referendum result	14/9/15 412/15	21/5/15		Advertiser 25/9/15		
Legal advice			Ref minute 406			

Awaiting response

Not yet done

Subject	Meeting date/ minute	Action taken on	Form	Response received	Prompt/ reminder sent	Response received
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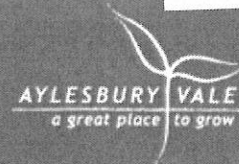
Action awaiting response

Action yet to be taken

Action completed **new response**

Awaiting response

Not yet done

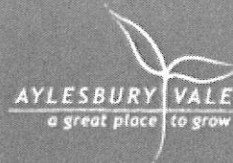


An Introduction to Planning and making decisions

17TH SEPT. 2015



What we will cover today:



- Scope of planning controls
- The application process
- Decision making
- Neighbourhood Plans



What needs planning permission

- Concept of “development” is at the heart of the planning system
- Planning permission is required for “development”
- Planning laws clarify what is and what is not development or does not require planning permission



What needs Planning Permission

- Nothing to do with its planning merits and whether or not we like it
- If it does not need permission we cannot control it
- Certain works and uses are permitted development.



Permitted development

- National laws grant permission for a range of minor developments without the need for an application
- Categories covering a wide range of activities
- “permitted development” rights can be taken away by special direction or conditions on a planning permission
- <http://www.planningportal.gov.uk/permission/house>



[Do you need permission](#) > Interactive guidance for householders

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Produce energy statements that show compliance with local low carbon planning policies

Developed by

encraft



Other planning controls

includes:

- Advertisement Consent
- Listed Building Consent
- Tree Preservation Orders
- Works to Trees in Conservation Areas
- Removal of Certain Hedgerows
- Hazardous Substance Controls
- Certificate of Lawfulness
- Notifications- including prior approvals
- AVDCs Householder Extensions Local Development Order



Outline and Full Applications

- Applicant can submit a full or outline application to establish principle of development
- If outline permitted, requires subsequent approval of “reserved matters”



The Application and Decision process



Dealing with an Application

- Application decided under delegated powers or by Committee
- Delegated powers are
 - Formalised
 - Contains safeguards
 - Necessary for effective operation of both Committees Government Performance Target of 90% applications decided under delegated powers
 - Follow the same process- not a “second class” decision



Factors in a Planning Decision

“Where in making any determination under the Planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the Plan unless material considerations indicate otherwise”

(Section 38 of Planning Act)

NPPF- guidance- no change to legislative framework, it is an important material consideration



Factors in a Planning Decision- What is the development plan:

- **Local Plans:** development plan documents adopted by local planning authority- AVDLP
- **Neighbourhood plans:** where ‘made’ as part of the development plan.



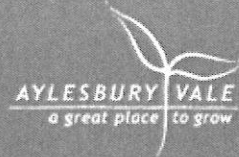
Factors in a Planning Decision- What is a material planning consideration?



- What considerations should be taken into account in the determination of an application?
- What considerations should NOT be taken into account in the determination of an application?



Factors in a Planning Decision-



- NPPF- more later
- Comments from technical consultees
- Comments from Town/Parish Councils
- Comments from neighbours/the public/amenity societies
- Relevant planning history- previous applications and appeals
- Material considerations: what they are and are not - decided by statements of national policy or by decisions of the courts
- The weight that should be attached to each consideration in any particular case is for the decision maker



What is a Material Consideration:

- Layout and density of buildings
- Size, design/external appearance and materials
- Heritage- effect on listed buildings and conservation areas
- Access and highway impact
- Landscaping
- Nature conservation and other environmental issues
- Impact on the area- visual, residential
- Infrastructure- roads, education, community facilities
- Other issues eg economic, viability



What we cannot take into account- not material

- Loss of house/ property values
- Loss of a view
- Personal disagreements
- Boundary/ landownership disputes
- Private covenants
- Political or ideological opinions
- The applicant's motives
- Competition between businesses
- Disturbance during building work
- Other issues covered by other legislation





Interpretation of development plan policies

- Need to look carefully at policy wording- what does it say precisely.
- Need to be able to relate policies to development proposed.
- Need to demonstrate harm arising - evidence
- State precisely what the harm is



Making decisions

- Must relate to the development and the use of land
- Must be planning considerations
- Must fairly and reasonably relate to the application concerned
- These will be clarified in reports and by officers at Committee



Report balancing issues

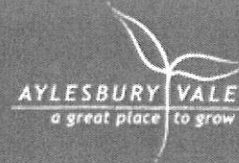


NPPF- – a material consideration

- *“Achieving sustainable development”* paragraph 6 of the NPPF states that *“the policies in paragraphs 18 to 219, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system”*.
- Paragraph 7 provides that there are three dimensions to sustainable development: economic, social and environmental. Paragraph 8 says that these *“roles should not be undertaken in isolation, because they are mutually dependent.”*
- More on NPPF later



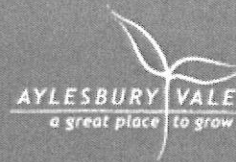
Factors in a Planning Decision- NPPF



- At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development** which should be seen as a golden thread running through both plan-making and decision taking.
- Local planning authorities should:
 - **approve development proposals** that accord with statutory plans without delay; and
 - **grant permission** where the plan is absent, silent, indeterminate or where relevant policies are out of date.....
 - *unlessadverse impacts of allowing development would **significantly and demonstrably** outweigh the benefits, when assessed against the policies in the Framework taken as a whole*
 - Paragraph 14 NPPF



Factors in a Planning Decision- NPPF



- Paragraph 49 provides:
- “Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”
- AVDC has a 3.1 year housing land supply and therefore paragraph 49 is engaged.
- But does not mean an automatic grant of permission



Case law- a material consideration

- Woodcock judgement- paragraph 21 states:
- “So where a local planning authority cannot demonstrate a five year supply of housing land, policies "for the supply of housing" are treated as being out of date, so that the presumption in favour of sustainable development in paragraph 14 is engaged. Mr. Honey for the Secretary of State accepted that the trigger in paragraph 49 applies just as much to "housing supply policies" in a neighbourhood plan which has been "made" (i.e. formally adopted) as to other types of statutory development plan. In my judgment that must be correct.” (my underlining)



Case law- a material consideration

- Woodcock judgement- paragraph 24 states:
“Mr. Honey emphasised those parts of the NPPF which attach importance to neighbourhood plans and planning (e.g. paragraphs 183 to 185). Paragraph 198 provides that "where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted". However, the Secretary of State accepts through Mr. Honey, that paragraph 198 neither (a) gives enhanced status to neighbourhood plans as compared with other statutory development plans, nor (b) modifies the application of section 38(6) of the Planning and Compulsory Purchase Act 2004 ("the 2004 Act"). Moreover, housing supply policies in neighbourhood plans are not exempted from the effect of paragraph 49 and the presumption in paragraph 14 of the NPPF (see paragraph 21 above).” (my underlining)



Case law- a material consideration

- **Woodcock judgement-** Paragraphs 110 and 111 of *Woodcock* sum up the situation in relation to Neighbourhood Plans (made and emerging):

*“110 Where a neighbourhood plan is being prepared so as to be in general conformity with the relevant parts of a local plan, but a 5 year supply of housing land does not exist, paragraph 49 applies to both the housing supply policies in both the adopted local plan and the draft neighbourhood plan, so that when a planning application for housing comes to be determined (a) the presumption in paragraph 14 will apply (subject to assessing the matters specified which may tell against the grant of planning permission) and (b) the weight to be attached to housing supply policies in each of the plans will need to be assessed and taken into account as explained in *Crane* .*

- *111 The same principles apply in a situation where a local plan has not yet been adopted, a 5 year supply of housing land for the district cannot be shown, but a draft neighbourhood plan “seeks to lead” as Mr. Honey put it, in order to make provision for housing needs in a much smaller plan area....”*

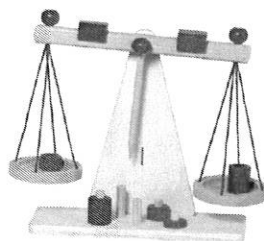
Paragraph 114 states:

- *“For all these reasons, I conclude that paragraphs 14 and 49 do apply to the housing supply policies in a draft development plan, including a draft neighbourhood plan, and therefore should have been applied in the present case when assessing the weight to be attached to those policies in the Neighbourhood Plan and to any conflict with such policies*



Factors in a Planning Decision-

- The weight that should be attached to each consideration in any particular case is for the decision maker (Crane paragraph 70)- “The decision-maker is left to judge, in the particular circumstances of the case before him, how much weight should be given to conflict with a plan whose policies for the supply of housing are out of date. This is not a matter of law; it is a matter of planning judgment”



Factors in a Planning Decision-

- Crane paragraph 71 & 72
- “However, the weight to be given to such policies is not dictated by government policy in the NPPF. Nor is it, or could it be, fixed in the case law of the Planning Court. It will vary according to the circumstances, including, for example, the extent to which the policies actually fall short of providing for the required five-year supply, and the prospect of development soon coming forward to make up the shortfall.”
- “But in any event, however much weight the decision-maker gives to housing land supply policies that are out of date, the question he has to ask himself under paragraph 14 of the NPPF is whether, in the particular circumstances of the case before him, the harm associated with the development proposed "significantly and demonstrably" outweighs its benefit, or that there are specific policies in the NPPF which indicate that development should be restricted. That is the critical question. The presumption in favour of the grant of planning permission in paragraph 14 is not irrebuttable. And the absence of a five-year supply of housing land will not necessarily be conclusive in favour of the grant of planning permission. In this case it was not.”



Decision

- Grant subject to conditions
- Refuse with reasons
- Complete, precise, specific, relevant, relevant to planning
- Defer and delegate to officers subject to resolving matters
- Over turned recommendation- Councillors can come to a decision that differs from the recommendation (session 2)



Summary- Our decisions

- Must follow the statutory framework, having regard to the development plan, NPPF and other material considerations, including the weight to be accorded in the planning balance to any harm and benefits and set out the reasons for that weight in making decisions
- These will be clarified in reports.



Why is this so important?

- Clarity for all
- Open to appeal
- Costs
- Judicial Review
- Ombudsman



Benefits of neighbourhood plans

Community led positive approach to growth

Contribution to the 5 year housing supply

Non housing supply policies are not affected
by paragraph 49

Where no neighbourhood plans reliance on
AVDLP and NPPF in decision making



Continuing commitment

Aylesbury Vale will soon have 7 made
Neighbourhood Plans providing referendums
support and Buckland's has been submitted.

Including those there are 25 areas designated
or undergoing the process and two or three
more could come forward soon.

Positive approach – Cheddington referendum.



Announcements

Speech (May 27th) The Housing Bill will contain measures to “simplify and speed up the neighbourhood planning system”.

DCLG Questions in House of Commons - Councils “inclined to be tardy in giving the support that is required. Housing Bill will place “a clearer responsibility on councils to support neighbourhoods”.



Learning points

Avoiding mistakes – wrong maps, missing text, errors in supporting text. May have serious consequences at a later date.

Local Green Spaces – does not apply to roundabouts and grass verges. It is not appropriate for “most green areas or open space”

Protecting the countryside – what are you protecting. Intrinsic character and beauty?



ANY QUESTIONS?



Office@buckingham-tc.gov.uk

From: Rance, Joyce <jrance@buckscc.gov.uk>
Sent: 16 September 2015 16:36
To: Office@buckingham-tc.gov.uk
Cc: Dean, Brian
Subject: RE: Brookfield Lane, Buckingham

Dear Katherine,

Thank you for raising this matter.

As far as I am aware Brookfield Lane is not a public right of way. Certain rights have been passed to University Buckingham for their students for a period of time; and the residents of the small group of recently developed houses have rights to use the lane.

The responsibility for Lane from Chandos Road to the boundary of Rotherfield House has been passed to Royal Latin School, the remainder of the land is the responsibility of County Council.

We have investigated installing a footpath as we are aware a number of pupils use the access, but were advised against this for safety reasons.

I am not sure where the complaint may have come from, but all schools are responsible for their own boundaries, and if boundary vegetation is hindering the use of the Lane it should be attended to.

I will send an email to both schools reminding them of their responsibilities.

Many thanks

Joyce

Joyce Rance
School Commissioning Partner
Children's Social Care and Education
Buckinghamshire County Council
4th floor
Walton Street
Aylesbury
HP20 1UZ
(01296) 382904

In office Wednesday's and Thursday's only

From: Dean, Brian
Sent: 15 September 2015 14:46
To: Office@buckingham-tc.gov.uk
Cc: Rance, Joyce
Subject: RE: Brookfield Lane, Buckingham

Dear Katherine

As far as I am aware, any retained access driveway is not adopted and would fall under the control of children's services and you would therefore need to liaise with Joyce Rance in the Children's Services' department. (I am in any case copying Joyce in)

Kind regards

Brian Dean

HQ Assurance, Asset Management (Property)
Address: County Hall, Aylesbury, Bucks, HP20 1UX
Tel: 01296 383310
Fax: 01296 382776

From: [Office@buckingham-tc.gov.uk](mailto:office@buckingham-tc.gov.uk) [mailto:office@buckingham-tc.gov.uk]
Sent: 15 September 2015 14:15
To: Dean, Brian
Subject: Brookfield Lane, Buckingham

Dear Mr. Dean,

Members have expressed concern at the condition of Brookfield Lane; the orange plastic safety netting used during the construction of the new building at the Royal Latin School has now been overcome by brambles and other weeds which reach into the lane, narrowing the space available for pedestrians, who are competing with vehicles anyway as there is no footpath. As the lane also provides service access to The Buckingham School, some of these vehicles are delivery lorries.

We contacted the Royal Latin School itself, who said that they have no responsibility for the lane (and also said that the local residents wanted the orange netting retained!), so we assume it must remain a BCC asset from before the schools became independent. Perhaps you could confirm this, and whom we should contact to have the prickly growth cut back before the evenings get dark and the possibility of injuring a child forced into the centre of the lane increases. We do have a Devolved Services contract with BCC, so we could have our men do the work, provided it was sanctioned by the appropriate officer at County Hall.

We look forward to your response.

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

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

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BUCKINGHAM TOWN COUNCIL

FOR THE INFORMATION OF COUNCILLORS ...

CENTRAL BUCKINGHAMSHIRE HOUSING & ECONOMIC DEVELOPMENT NEEDS ASSESSMENT (HEDNA)

Introduction

- 1 As agreed, I attended the above Housing & Economic Development Needs Assessment forum at The Gateway, Aylesbury, on 28 September 2015.
- 2 Such assessments, by their very nature, are complex. The only pre-forum reading available was the *Opinion Research Services & Atkins* Methodology Statement (Planning Committee Members had the opportunity of downloading this following receipt of Appendix G with the 14 September meeting papers – I can provide a copy for anyone interested).

Methodology

- 3 It is important to note that this HEDNA, unlike previous *G L Hearn* versions, was commissioned by the three Authorities but only covers parts of Wycombe and Chiltern Districts as well as part of Aylesbury Vale – and thereby hangs a potential problem. The part of Aylesbury Vale used extends from the south up to approximately Winslow (ie the urban area housing approximately two-thirds of the total Vale population is included, but not the rural north which, in any case, would be influenced by growth needs in the adjoining Authority areas, including Milton Keynes).
- 4 Similar trimming was applied to both Chiltern and Wycombe Districts, and a further complication was identified in that Chiltern District are using a different forward-plan timescale to the other two Authorities.
- 5 The reason given for concentrating predominantly on urban areas was that this provided more “solid” housing and job requirement “modelling” figures (and also explained any apparent conflict with the more familiar *G L Hearn* figures).

Housing

- 6 This methodology produced a central Bucks Housing Market Assessment (HMA) of an existing 178,200 households in 2013, and a projected need for 212,500 households by 2033 – a rounded increase of 37,300 households being required. This was broken down into the household growth projection to 2033 of 5,870 (Chiltern), 12,360 (Wycombe) and 18,270 (Aylesbury Vale) – a total of 36,500. Bearing in mind that “households” are not the same as “new homes” (see para 7 below), the remaining 800 new households would be incorporated elsewhere.
- 7 The methodology baseline suggested that the additional 36,500 households would, because of demographic and other trends, require an additional 37,300 dwellings. But this baseline was also subject to demographic changes, economic factors and market pressures, called “uplifts” to the baseline figures. These amounted to 2,500 for Aylesbury Vale, 1,200 for Chiltern and 2,600 for Wycombe (a total 6,300 in HMA terms). Much of the “uplift” for Aylesbury Vale would be caused by new jobs, for which there is greater potential than in the other two districts.
- 8 For Buckingham, it was interesting to note that the methodology excluded new University Halls of Residence - so although we were right to separate them out in our NDP, it does leave a potential problem for Aylesbury Town and Wycombe.

BUCKINGHAM TOWN COUNCIL

Affordable Housing

- 9 The methodology for affordable housing only applies to those that cannot afford market access to suitable housing, so it only includes the needs of those eligible for welfare support (ie the most needy). Assuming no change in Housing Benefit criteria for those in the private rental sector, the projected need is for an additional 8,800 households (9,000 dwellings) requiring affordable homes across the central Bucks area within the foregoing housing growth figures.
- 10 These amount to roughly 4,600 (in Aylesbury Vale), 1,100 (Chiltern) and 3,400 (Wycombe).

Older People

- 11 It was assumed that the numbers of those aged 75+ would increase to nearly 30,000 by 2033, requiring an increase of around 5,700 dwellings offering various types of suitable accommodation. Of these, some 2,200 might be needed as institutional homes; but account also needed to be taken of those remaining in their homes for longer.

Economic Forecasts

- 12 There are numerous employment growth sectors, the top two being the professional, scientific and technical sector, and the wholesale, retail and motor industry sector. Jobs are expressed as full-time equivalents (FTEs), of which there were currently 33,400, of which 23% work outside the area but are balanced by 7,700 in-commuters, while 1,400 workers also have more than one job.
- 13 Total jobs (FTEs) growth was anticipated to be 17,600 in Aylesbury Vale, 10,300 (Wycombe) and 3,900 (Chiltern), of whom 67% would work in Central Buckinghamshire. Out-commuting was projected to increase to 9,400.
- 14 Strangely, none of the forecasts considered the impact of East/West Rail (but see below).

Summary (and Health Warning!)

- 15 Complicated though the methodology is, with its baseline estimates, adjustments for various “uplifts” and the vague inputs to reflect “market signals”, one thing is clear – housing growth is set to rise some way beyond previous projections. It would seem that Aylesbury Vale will need in the region of 21,300 new homes providing the “uplift” for any additional houses accompanying new jobs, which they have yet to agree on, is included.
- 16 Allowing for “out-commuters” and “in-commuters”, jobs growth is projected at 17,600 FTEs.
- 17 But these are only provisional figures – the final HEDNA is due in October, when it will then “inform” the Vale Plan. I would hazard a guess that the final figures – particularly for housing – might go up rather than down.
- 18 The impact of all this on “made” Neighbourhood Plans will be interesting, to say the least.